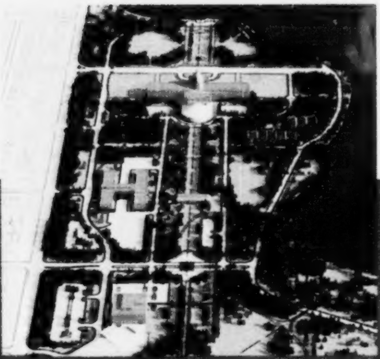
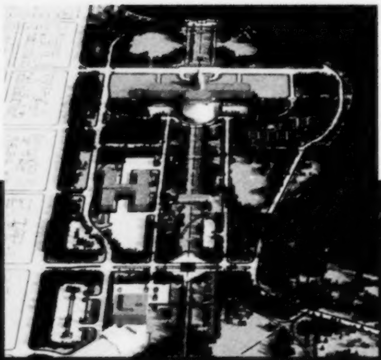


Wascana Centre Master Plan

2006

wascana

urban design | landscape architecture



Wascana Centre Master Plan

2006

wascana

urban design | landscape architecture DTAH

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Wascana Centre
2006 Master Plan

Approved by Wascana Centre Authority
December 21, 2006
WCA File: 1–MP–049

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Mr. N. Wagner

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Introduction and Summary

This is the ninth sequential master plan for Wascana Centre. These plans represent a level of continuity in the development of a place which is extremely rare in Canada and indeed, the world. It has come about because the planning process has been legislated into law and the plan with its amendments is central to the operation of the Wascana Centre Authority. The result is an area of immeasurable value as a place of work, education recreation and natural preservation for the City of Regina and the Province of Saskatchewan.

Wascana Centre as a place encapsulates much of the history of the province, from prehistoric times as the bottom of a great inland sea, through early indigenous occupation, farming settlement, the expression of great aspiration in the government of the land, the carving of a treed oasis and recreational area, to the current foresighted vision to meet five noble purposes, followed by their implementation over the last forty-four years. This ninth plan simply seeks to continue that vision, tailored in small but relevant ways to the needs of today, as its predecessors have done in increments over the years.

The report begins by describing the Wascana Centre Authority and its planning and administrative process. This is followed by an outline of the history and main contents of successive plans for the Centre and for some of its subcomponents. The report then deals with Wascana Lake, followed by general planning principles and then detailed examination of various development areas. Important aspects of the urban and rural context of the Centre follow. The report concludes with a description of the implementation process and a condensed list of implementation items.

The City of Regina in Canada

Significant Changes Made Since the 1999 Plan

Wascana Lake: The proposed West Lake deepening has been implemented, although the location of fill areas was changed from that proposed in 1999.

Wascana Park: The Music Basin, a feature of the Plan since 1982, has been removed. Its function is replaced by a more extensive outdoor venue on Wascana Hill and Douglas Park.

University of Regina Campus: The idea of a campus with three distinct yet interrelated parts now has substance on the ground. The academic core has been intensified, the first phase of the First Nations University of Canada has been built, and the Regina Research Park is under way.

Wascana East: The idea of a "Knowledge Corridor" is taking shape. The Saskatchewan Institute of Arts, Science and Technology (SIAST) is operating in an expansion of the previous Plains Health Centre building, and a plan is in place for future expansion of the University of Regina.

Douglas Park and Wascana Hill: This Plan proposes a new configuration for Douglas Park, and incorporates Wascana Hill into it as a more integral component. This is done by terminating Wascana Drive as a scenic route at the base of the Hill and providing further access by means of local roadways. In this way, people tobogganing down the hillside in winter are not faced with the dangers of traffic at the bottom. In summer, the slopes act as a natural amphitheatre for Music in the Park, a function which has recently proved popular enough in other areas of the Centre to warrant a permanent location. The plan also shows improvement of parking and athletic facilities.

Trails: The Big Dig left a legacy of additional trails which are very popular. This plan emphasises the provision of new trails: across the East Lake connecting the University with Douglas Park and connecting the Performing Arts Centre with the Family Parkland and Science Centre, completing a circuit around the West Lake, and connecting the Pilot Butte Creek and Wascana trail systems together to provide access from the East of the city to SIAST and the University.

Hillsdale Landscape: The fence to the Nursery at Hillsdale Street has been moved back. A pedestrian trail and landscape buffer is being developed.

Interpretation and Heritage: There is increasing emphasis in making the Wascana story evident -- its prairie location, climate, landscape and history – in the way the place is developed and maintained, and in the way it is interpreted through displays and signage.

Universal Design: The Plan now formally promotes universal design for all new facilities. It also recommends that the Authority conduct an accessibility audit of existing facilities in order to establish where remedial action is necessary, and action as budget becomes available.

Wascana Lake

The Lake is the centerpiece of Wascana Centre. Flooding, irrigation supply, water quality and quantity, recreational, wildlife and educational uses and land-based support facilities are discussed.

The lake is divided into two zones separated by the Broad Street Bridge. In the lower or western lake, the emphasis is on recreation. In the upper or eastern lake, the emphasis is on wildlife habitat and education, and more gentle forms of water-based recreation.

Deepening the West Lake has brought an acceptable level of water quality and recreational use, while in the long term it has at least temporarily reversed the process of sedimentation which will otherwise convert it to first a marsh and later a meadow. This process is well underway and visible in the east lake.

Principles

The land in the Centre contains a mix of institutional and recreational uses. The early plans emphasized future development, but because much of it has now been implemented, recent plans, including this one, deal with development in three categories: mature areas where the buildings and landscapes have been planned and implemented; reserve areas where general land use intentions are known but site planning is premature; and developing areas which are planned to accommodate further development.

This section of the report also deals with the general land use pattern at the Centre, the physical arrangement of buildings and landscapes, buildings with heritage merit, landscapes which merit preservation, edge conditions of the Centre, landscape character and management, roads (through routes, scenic drives, and access ways), trails, information systems, public art (new to this plan), and height limits of buildings within the Centre.

Development Areas

Wascana Centre is divided into nine development areas, and each is dealt with in some detail.

South of College Avenue: The site plan for this area remains unchanged. There is space, should it be needed, for expansion of the Royal Saskatchewan Museum and an extension to the College Building.

The Legislative Grounds: The legislative building remains set in expansive landscape grounds. Accommodation is made for the future construction of a large winter garden to its south, and a grassy, tree-flanked mall extending from this to the meadow in front of the T.C. Douglas building; interrupted by the Power House. Two future provincial office buildings are proposed to frame the southern meadow and complete the composition started by the T.C. Douglas building. The larger of the two sections of the original nursery continues that function. The smaller section is converted to parkland.

Wascana Headland contains the Queen building, Wascana Place, picnic grounds, marina, and the land base for active water sports. There is provision for "The Pier", a multipurpose entertainment facility to accommodate food service, exhibitions, films, theatre, dance, selected retail and additional boat storage.

Performing Arts Centre (Conexus Arts Centre): The Plan has sites for two new buildings on the parking lot site.

Goose Hill Park/Family Parkland contains the Science Centre and Imax Theatre along with parkland, trails and Candy Cane playground. A skateboard plaza has recently been approved at this location. A lake-crossing boardwalk is proposed over an island made for this purpose during the Big Dig.

Douglas Park contains one of the City's major sports complexes and picnic grounds as well as Wascana Hill, an over-wintering structure for waterfowl, and the W.C.A. Production greenhouses and maintenance facilities. An outdoor performance venue is proposed using the natural amphitheatre of the hillside. A lake-crossing boardwalk is proposed to connect the park and amphitheatre with the university.

University of Regina Main Campus: The existing campus is now formally divided into an academic core, a research park, and a campus for the First Nations University of Canada (FNUC). The Plan now shows a second, linked campus east of the Trans-Canada highway.

The Regina Research Park: some modifications to the layout of buildings are proposed, based on the same general principles of the 1999 Plan.

Wascana East is an area where considerable change is contemplated. Together with UofR, FNUC and the Research Park, it is intended to form a "Knowledge Corridor". The Plains Health Centre building has been converted and expanded to the consolidated campus of the Saskatchewan Institute of Applied Science and Technology. The plan for SIAST has several direct linkages with the future university campus. The extreme northern section received fill from the Big Dig. Trails will connect to the Pilot Butte system and east Regina.

Urban and Rural Context

At 2300 acres, Wascana Centre is the largest component of a citywide green space system. There are continuous trails and scenic drives through the Centre. Its adjacency to the downtown core establishes a transition zone in which the Centre exercises an influence on design quality. In cooperation with the City Planning Department, the Wascana Centre Authority seeks to limit the height of proposed development within a four or five block zone to thirteen metres, or the average height of trees in the Centre.

Upstream development has a continuing influence on the supply of lake water and its burden of silt. This Plan proposes, as did its predecessors, the development of a “Wascana Creek Reserve” to protect the upstream environment from excessive development.

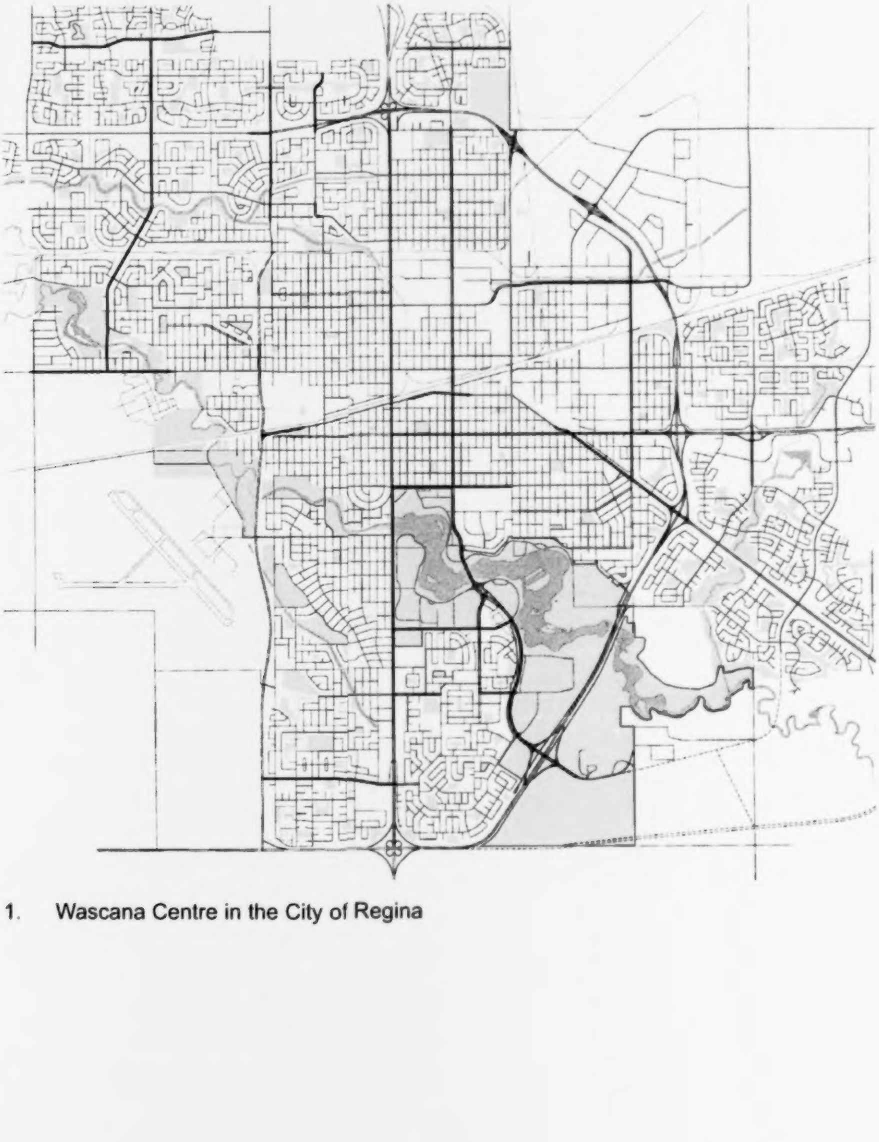
The plan also proposes two extensions to Wascana Centre: at its east boundary over City-owned land to the McKell Conservation Project; and the incorporation of the Federal Experimental Farm, now closed.

Section 1

Wascana Centre Authority

This section reviews the mandate of Wascana Centre Authority, the nature of the Master Plan Review and the history of planning in the Centre.

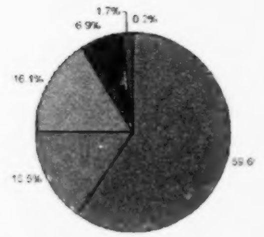
The Wascana Centre Authority was established by an Act of the Provincial Legislature in 1962. It was a bold and imaginative step, a far-sighted collaboration of the Province of Saskatchewan, the City of Regina and University which established and supported an unusually rational system of development and maintenance for a large part of the City of Regina. The result is a unique and wonderful place which is both a park and a development area. The Capital with the associated Wascana Lake and Park is classic; the most significant man-made landscape in Saskatchewan, cherished by those who know and use it. The conservation and development of Wascana in all its parts is an outstanding example of Canadian prairie culture, entirely capable of being distinguished in the world as a place of significant built and natural quality.

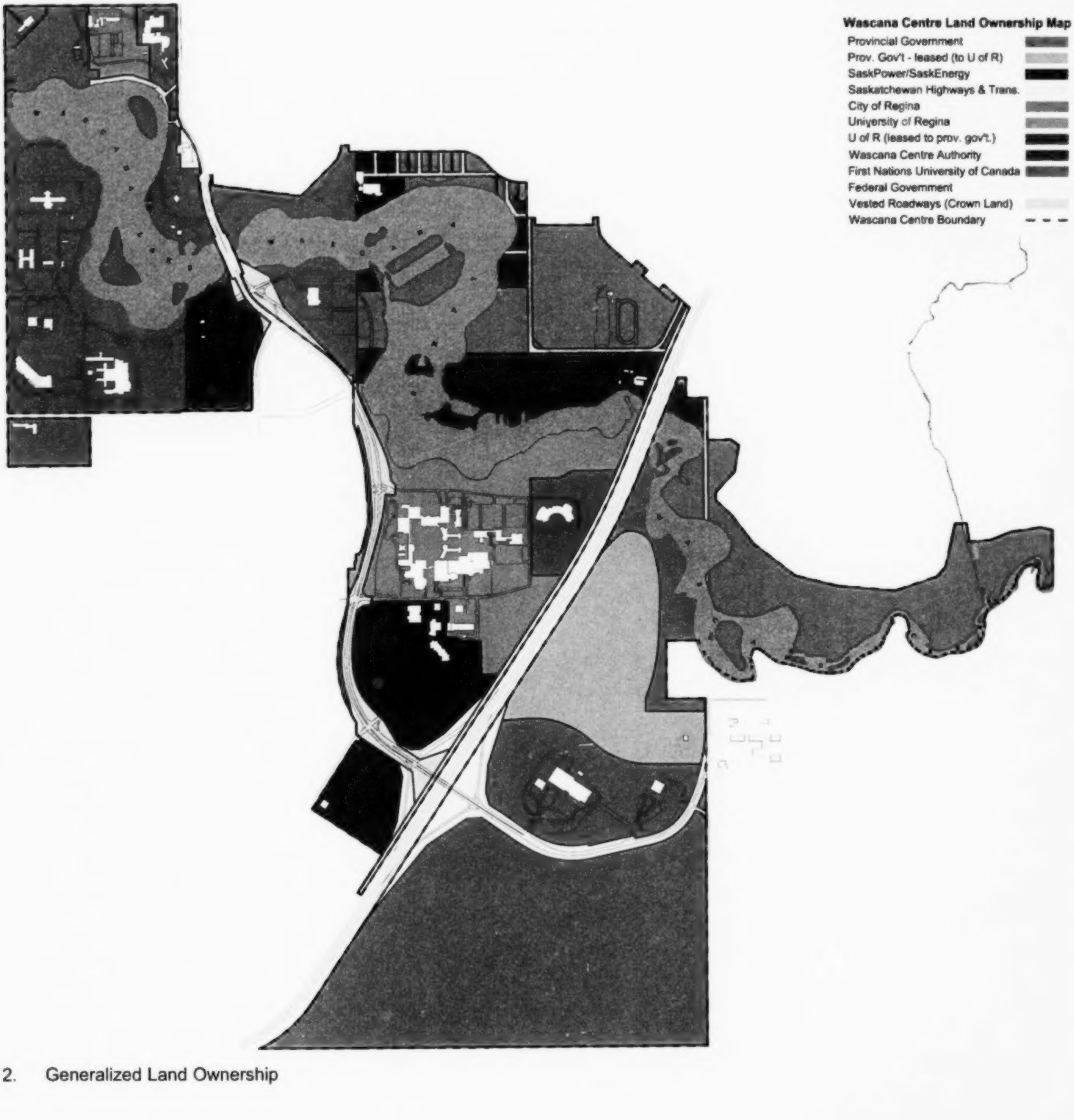


1. Wascana Centre in the City of Regina

A Statutory Partnership of Public Land Owners

The Act stipulates that the owners of land in the Centre will act in partnership to develop it: the Government of Saskatchewan, the City of Regina, and the University of Regina. They are represented through the Wascana Centre Authority, a statutory corporation consisting of eleven directors- - five appointed by the government, three by the city, and three by the university - whose mandate it is to implement the Act.



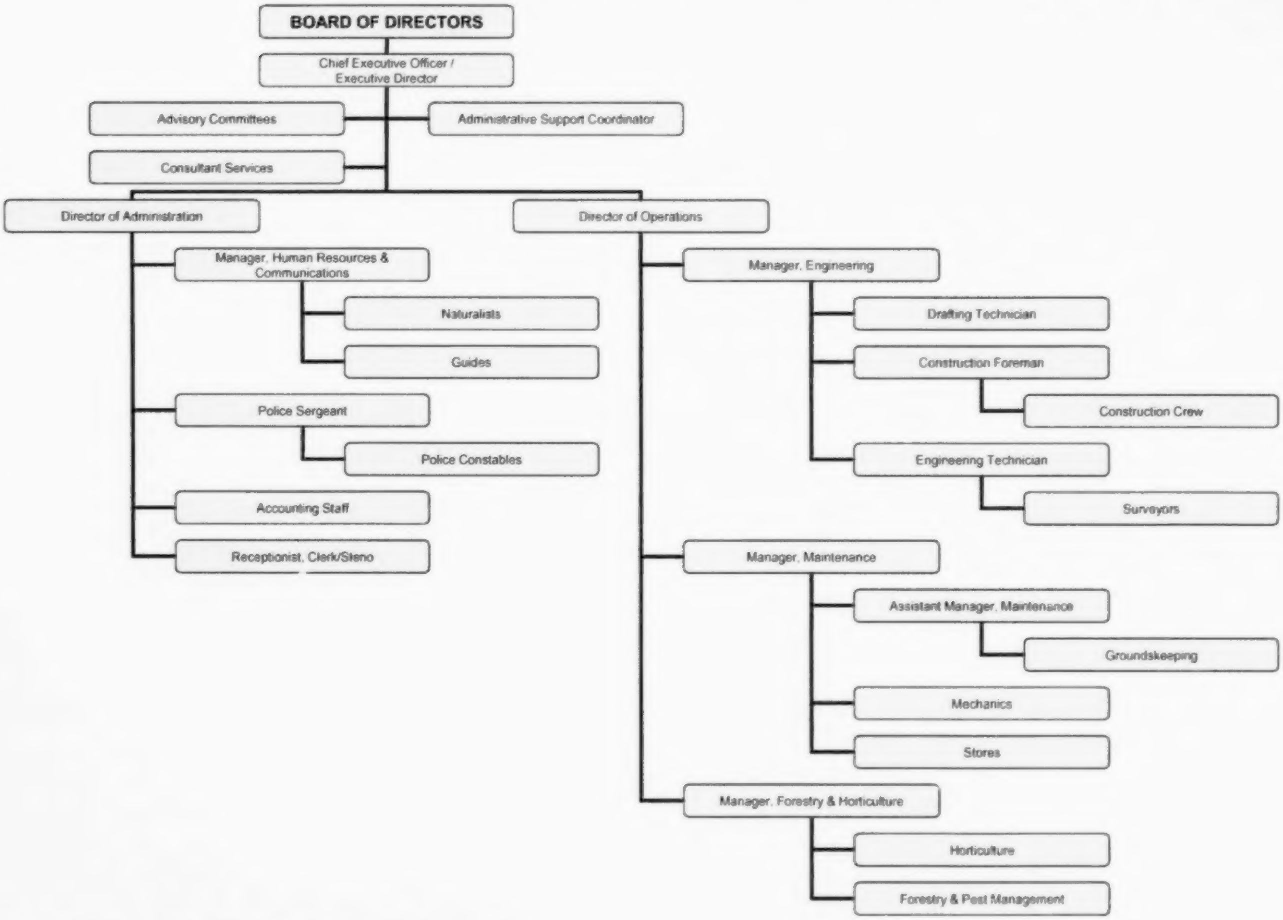

Wascana Centre Land Ownership Map
Provincial Government
Prov. Gov't - leased (to U of R)
SaskPower/SaskEnergy
Saskatchewan Highways & Trans.
City of Regina
University of Regina
U of R (leased to prov. gov't.)
Wascana Centre Authority
First Nations University of Canada
Federal Government
Vested Roadways (Crown Land)
Wascana Centre Boundary

2. Generalized Land Ownership

While most of the land remains in the ownership of the various parties, some acquisitions have been made directly by the Authority. The diagram on the previous page illustrates land ownership in a general and schematic way.

Land use within the Centre is also defined by the Act. Development can serve one or more of only five purposes—the development of the seat of government, the advancement of the cultural arts, the enlargement of educational opportunities, the improvement of recreational facilities and the conservation of the environment.

The Authority has legislated responsibility for the installation and maintenance of landscapes, recreation and service facilities, using a budget to which the participating parties contribute. The work of the Authority is carried out by staff organized as shown in the chart below.



3. Organization Chart, Wascana Centre Authority

A Master Plan for Coordinated Development and Preservation

The Act stipulates that development should be in conformity with a Master Plan prepared and updated by an Architect Planner. The purpose of the Plan is to coordinate the character, location, access and landscape setting of facilities within Wascana Centre. It identifies those existing facilities and landscapes which are to remain, and sets out known development intentions for future use.

It also establishes the overall image and character of the Centre, the pattern of building footprints and movement systems, intentions for specific sub-areas, maintenance strategies, priorities for implementation, and proposes approaches to planning issues which affect the Centre but which are beyond the Authority's sole jurisdiction.

There is an occasional need for parts of the Centre to be the subject of a supporting master plan initiated by the land owner in question. Examples include the University Campus (1961, 1972, 1998. 2001), the Legislative Grounds (1975), Wascana East (1982) and the Regina Research Park (1998)

Implementing the Master Plan

All proposed projects, called "improvements" in the Act, are tested against the provisions of the Master Plan. The process begins with a proponent's "Expression of Intent" to the Authority. In most cases, it is forwarded to the Architect Planner for advice as to whether the proposal complies with the Master Plan. If it does comply, the proposal proceeds to the design stage. Staff can determine if the proposed improvement is of a minor nature, in which case, advice of the Architect Planner can be omitted.

If it does not comply, the proposal is abandoned or modified, or the Master Plan is amended to permit the proposed project. The Architect Planner advises as to whether the proposed amendment is significant enough to warrant public consultation.

All complying proposals are reviewed by Architectural and Engineering Advisory Committees at each phase of design, and when appropriate also by the Heritage Committee.

The Landscape Advisor reviews all significant landscape proposals.

Revising the Master Plan

The Master Plan will change incrementally through sequential amendments. In addition, it is formally reviewed and revised through public consultation every seven years. At that time, completed projects and amendments made during the previous planning period are incorporated into the Plan, unimplemented plan proposals are reconsidered, and new ideas are added. The next Master Plan review will occur in 2013.

Planning Horizon

The site plan illustrated in this report is projected to a long range planning horizon, in which planning principles and development intentions are extended to a vision of the ideal "mature state". In places where a land use intention is known, but not enough to illustrate a circulation and built form framework, it is set aside as a reserve, which may be put to interim use.

Planning Participation

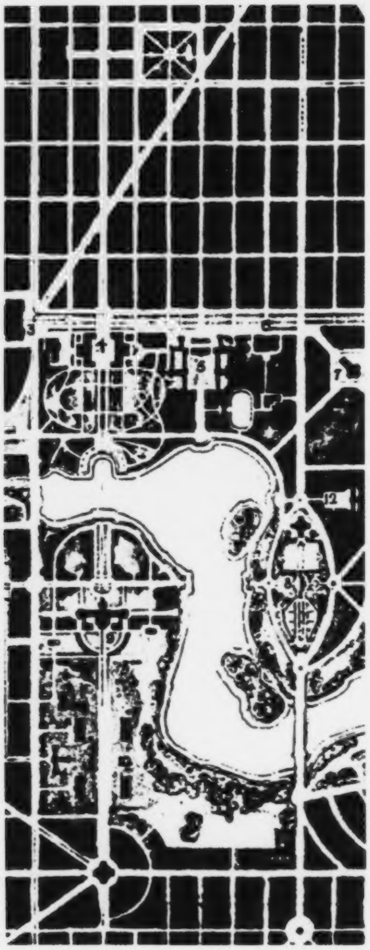
This Plan update is the result of the collaboration of the three participating parties (the Province of Saskatchewan, the University of Regina and the City of Regina), other stakeholders, the Authority staff, and the general public. It reflects the thrust of the Authority's Strategic Framework established through extensive consultation in 2005 and 2006.

At the outset of the review, the participating parties, stakeholders and public were invited to comment on the 1999 Plan and identify issues that should be addressed. With this input a series of alternatives were discussed with the partners and the public, and this draft prepared for internal and public review, which after final input will be submitted for approval by the Authority.

Section 2

Plan History

Wascana Centre as presently constituted is forty four years old, yet its roots were established in the early part of the century. This Section outlines the rich planning and development history of the area.



4. 1914 Mawson City Plan

1913 Mawson Plan

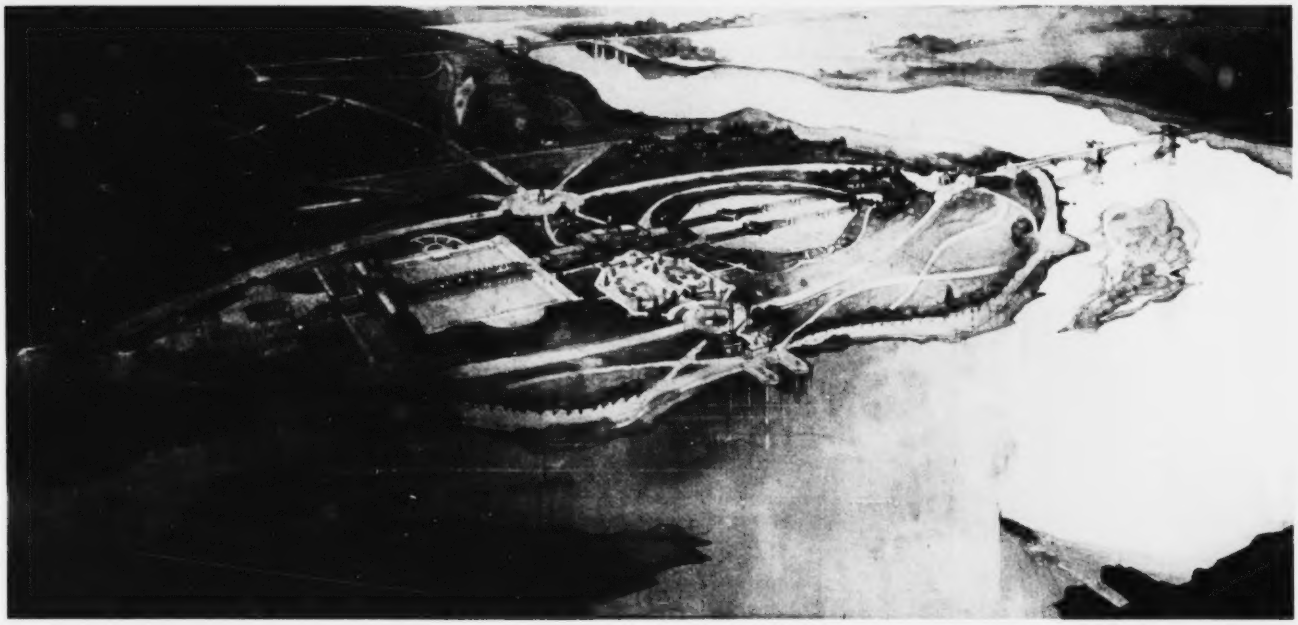
In 1908, construction of the Legislative Building began, designed by E. and W.S. Maxwell of Montreal. The Wascana Creek dam was improved at this same time.

In 1913, the year following the official opening of the Legislative Building, Thomas Mawson, an English landscape architect, was requested to prepare a plan for the Legislative Grounds. The plan included proposals for a large adjacent area, various government facilities and the Lieutenant Governor's residence on the east side of Wascana Lake. His plan is shown in the accompanying illustration. It set a pattern for development which is still apparent today in the Legislative Area, Wascana Lake and Park and the Qu'Appelle Diocese Lands.

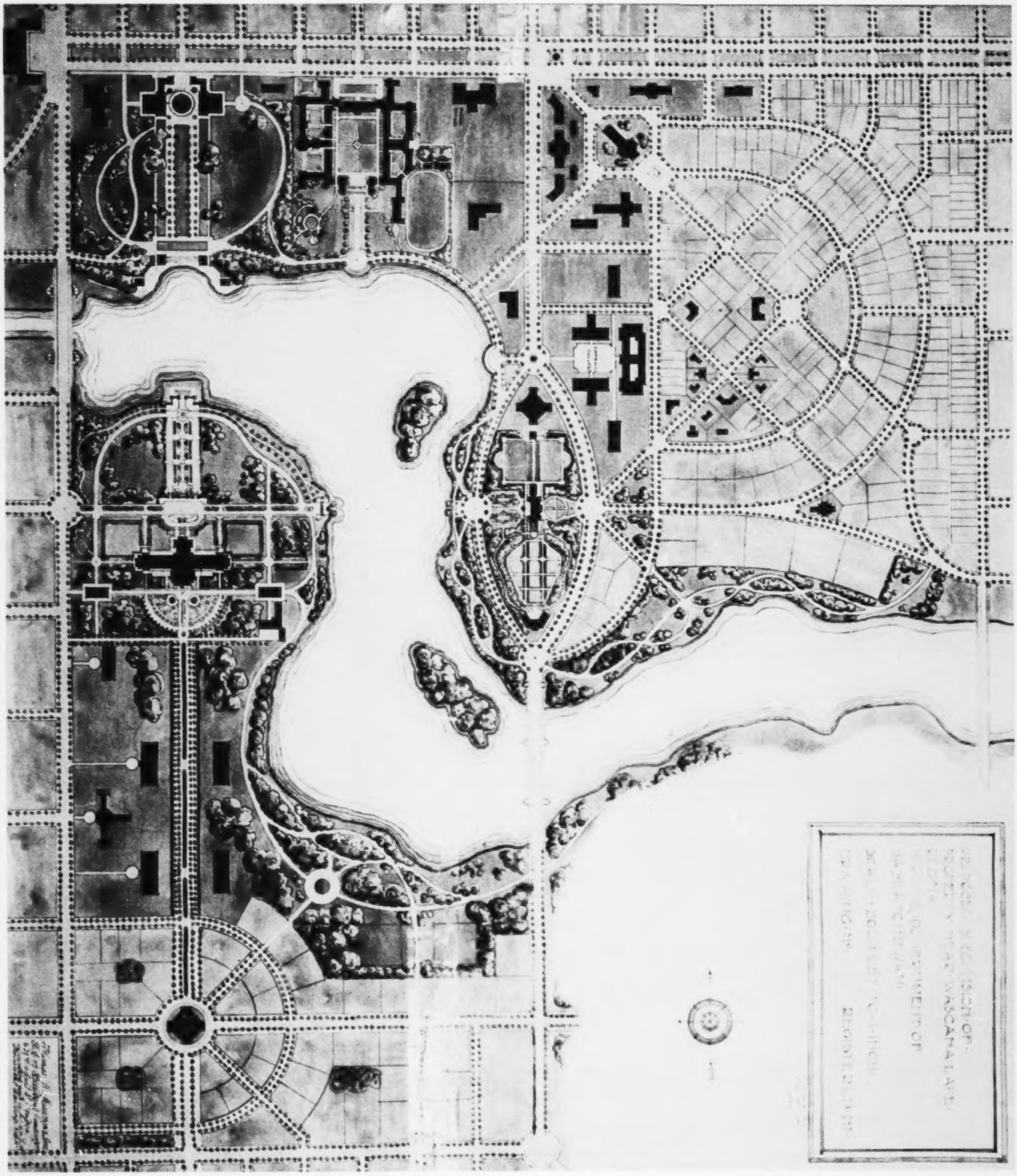
The landscape structure proposed for the Legislative Grounds was organized around a north-south Mall centered on the axis of the Legislative Building to the south, and an east-west driveway acting as the formal entrance of the building to the north. The Mall was to have terminated on a prominent public building on the alignment of Twenty Third Avenue. It was also to have continued north of the Legislative Building and through Wascana Park to College Avenue.

One proposal not implemented was to centre the Lieutenant Governor's residence on the axes of old Broad Street and the Legislative front drive. Wascana Place, the headquarters of Wascana Centre Authority, now occupies this site and is aligned with the axis of the Legislative Building.

Mawson also prepared a City Plan for Regina in 1914, part of which is illustrated to the left.



5. 1913 Mawson watercolour, Layout of Grounds of Lieutenant Governor's Residence

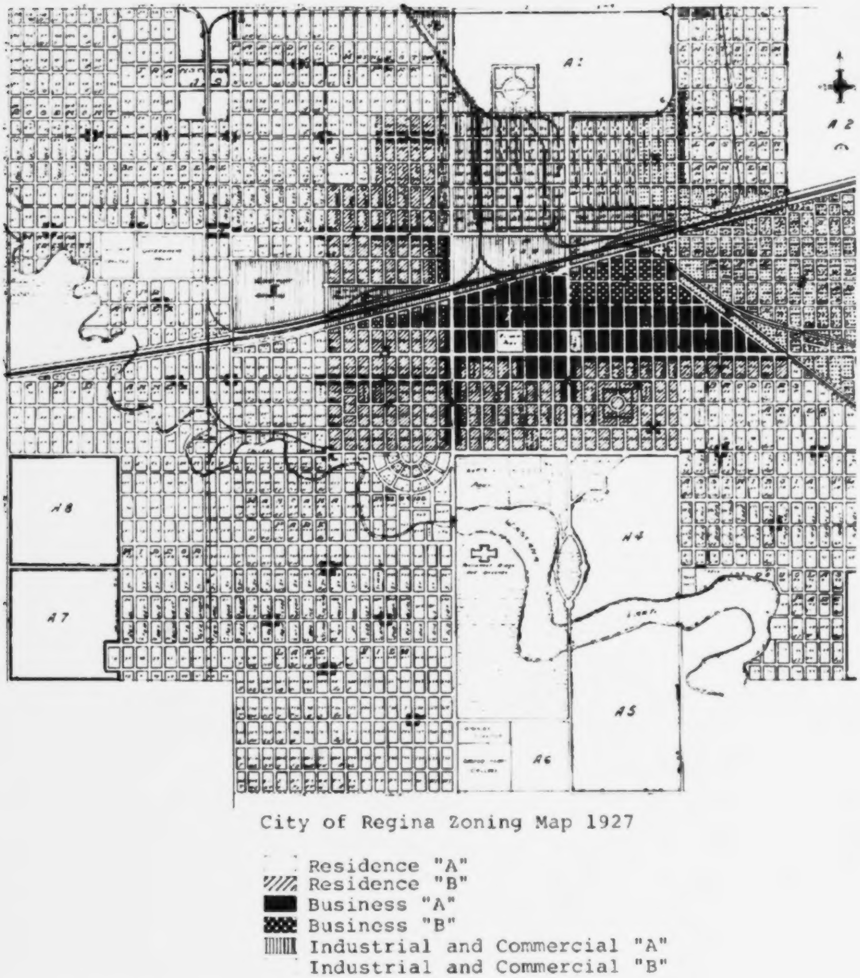


6. 1913 Mawson Plan, Legislative Grounds and Adjacent Areas

1927 Zoning Plan

From this auspicious start, master planning around Wascana Lake was all but forgotten for half a century. The city's growth, however, was directed by a number of succeeding plans.

With the onset of World War I, the Mawson City Plan was set aside before it could be fully established. The next major city planning effort began in 1924 and culminated in the City of Regina's Zoning Plan of 1927. By then the potential for the future Wascana Centre was firmly entrenched—the lake, public institutions, parks and open space formed an open oasis within the blocks of residential subdivisions.

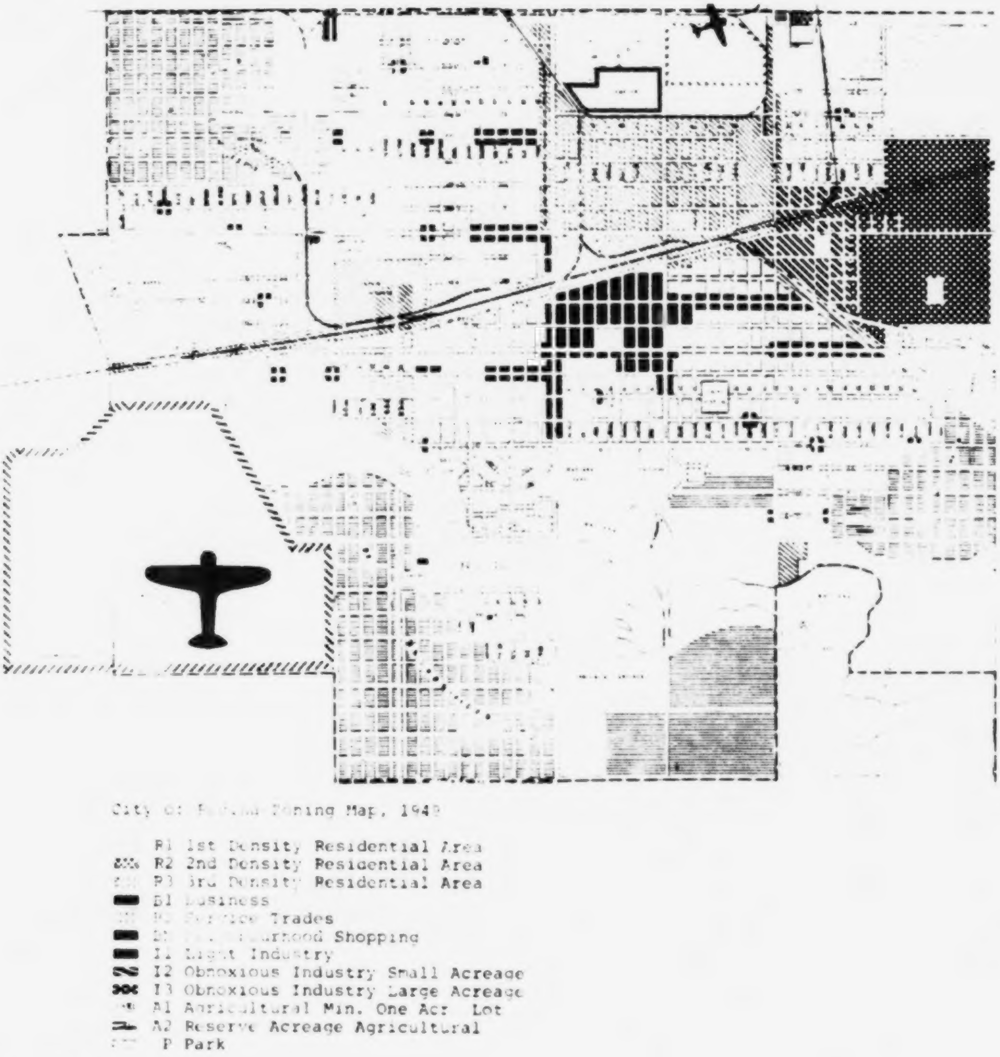

A 1
A 2
A 4
A 5
A 6
A 7
A 8
City of Regina Zoning Map 1927
Residence "A"
▨ Residence "B"
■ Business "A"
▩ Business "B"
▥ Industrial and Commercial "A"
Industrial and Commercial "B"

7. 1927 Zoning Plan

1948 Faludi City Plan

The 1927 Plan lasted for twenty years. Eugene Faludi was then commissioned in 1946 to prepare a new Master Plan for Regina, projected thirty years ahead to 1976. In this plan, most of the future Wascana Centre land area remains in public ownership or in open space, but the first intrusion of proposed residential land use north of 23rd Avenue and east of Broad Street also appears. This was later to result in one of the few flaws in the Wascana Centre landholding—the penetration of a private land use between Wascana Parkway and Hillsdale Street, creating an open space bottleneck at Lakeshore Drive.

Another interesting feature is the physical separation of the two arms of Broad Street around the site originally intended for the Lieutenant Governor's residence. The east lanes have taken over the role of carrying through traffic, while the west lane has become a scenic drive, a role it retains to this day.


City of Regina Zoning Map, 1948
R1 1st Density Residential Area
R2 2nd Density Residential Area
R3 3rd Density Residential Area
B1 Business
B2 Service Trades
B3 Neighbourhood Shopping
I1 Light Industry
I2 Obnoxious Industry Small Acreage
I3 Obnoxious Industry Large Acreage
A1 Agricultural Min. One Acre Lot
A2 Reserve Acreage Agricultural
P Park

8. 1948 Faludi City Plan

1962 Yamasaki/Church Plan

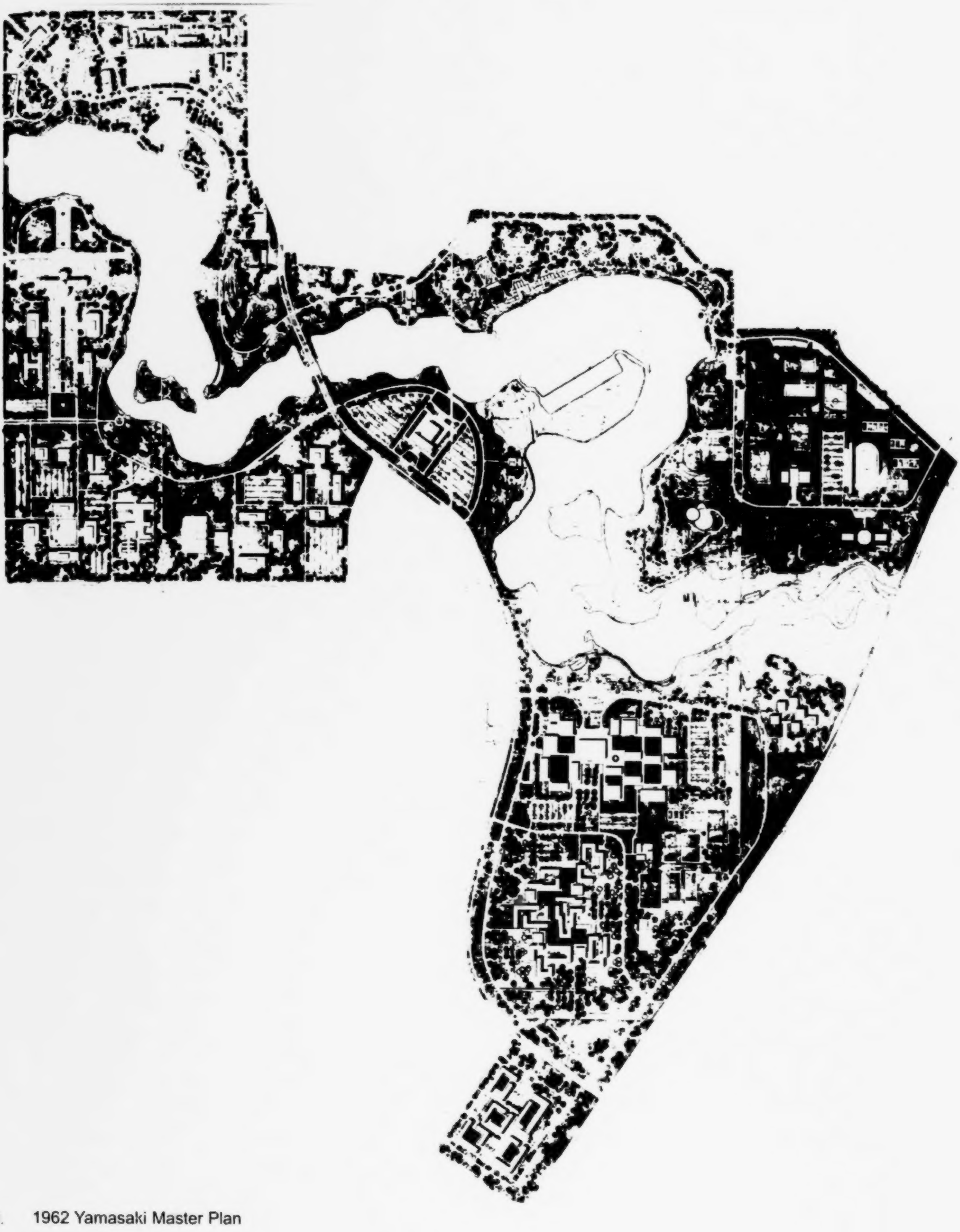
The idea of Wascana Centre was conceived during a search in 1960 for a new campus of what was to be the University of Saskatchewan, Regina Campus, later the University of Regina. Minoru Yamasaki, architect planner, and Thomas D. Church, landscape advisor, prepared the first Master Plan for Wascana Centre in 1962. It was to be the first of a five-year (later seven-year) series, of which this Plan is the latest successor.

In the Legislative Grounds, the South Mall proposal was reinstated with buildings in its path to be demolished. The plan proposes a water mall with two side avenues, terminating in a large formal pool with a central fountain. It is shorter than Mawson's Mall, extending only to Hill Boulevard, but the disposition of freestanding buildings, two on each side, is similar. South of Hill Boulevard dispersed freestanding buildings are organized in clusters around a series of courtyards, with parkland and surface parking lots.

The Museum of Natural History (The Royal Saskatchewan Museum) had by this time been built, diagonally facing the intersection of College Avenue and Albert Street. Wascana Park is shown as it currently exists, except that it includes an extension of Wascana Drive to Albert Street. In the old University campus area, the existing buildings axially facing Cornwall, Scarth and Rose Streets remain, and a new building opposite Hamilton Street is proposed to complete the axial street orientations. A large parking lot, twice the size of that presently constructed, is also shown south of the University buildings. Other proposals here include a peninsula with a boathouse at its tip projecting into the lake north of Spruce Island, and a museum facing an outdoor water theatre incorporating some reshaping of Willow Island.

Various facilities feature the lake including a pavilion opposite the Queen Building, an observation platform on axis with the Legislative Building, two restaurants in what are now Goose Hill Park and Family Parkland, and an aquarium near the extension of 20th Avenue opposite Douglas Park. Douglas Park is shown with playing fields distributed throughout the area, and a 'mountain', now called Wascana Hill, with large circular observation platforms. A 3,000 seat civic auditorium is shown flanked by parking lots. It is oriented to the northeast and faces a new bay to be dredged into the lake.

The new University campus plan included five major zones—academic core, undergraduate student housing, married student housing, sports fields, and research area. The academic core is shown as a compact series of buildings placed on one storey podia forming a series of courts and surrounded by a ring road and surface parking lots. It focuses on the library which faces a large formal entry drive and the lake. Dormitories are arranged around freeform courtyards. Five quadrangles for married student housing are located south of Wascana Parkway. Sports fields are located adjacent to the Bypass Expressway (now the TransCanada Highway Bypass). A small area for research is allocated on the outskirts of the campus next to the lake.



9. 1962 Yamasaki Master Plan

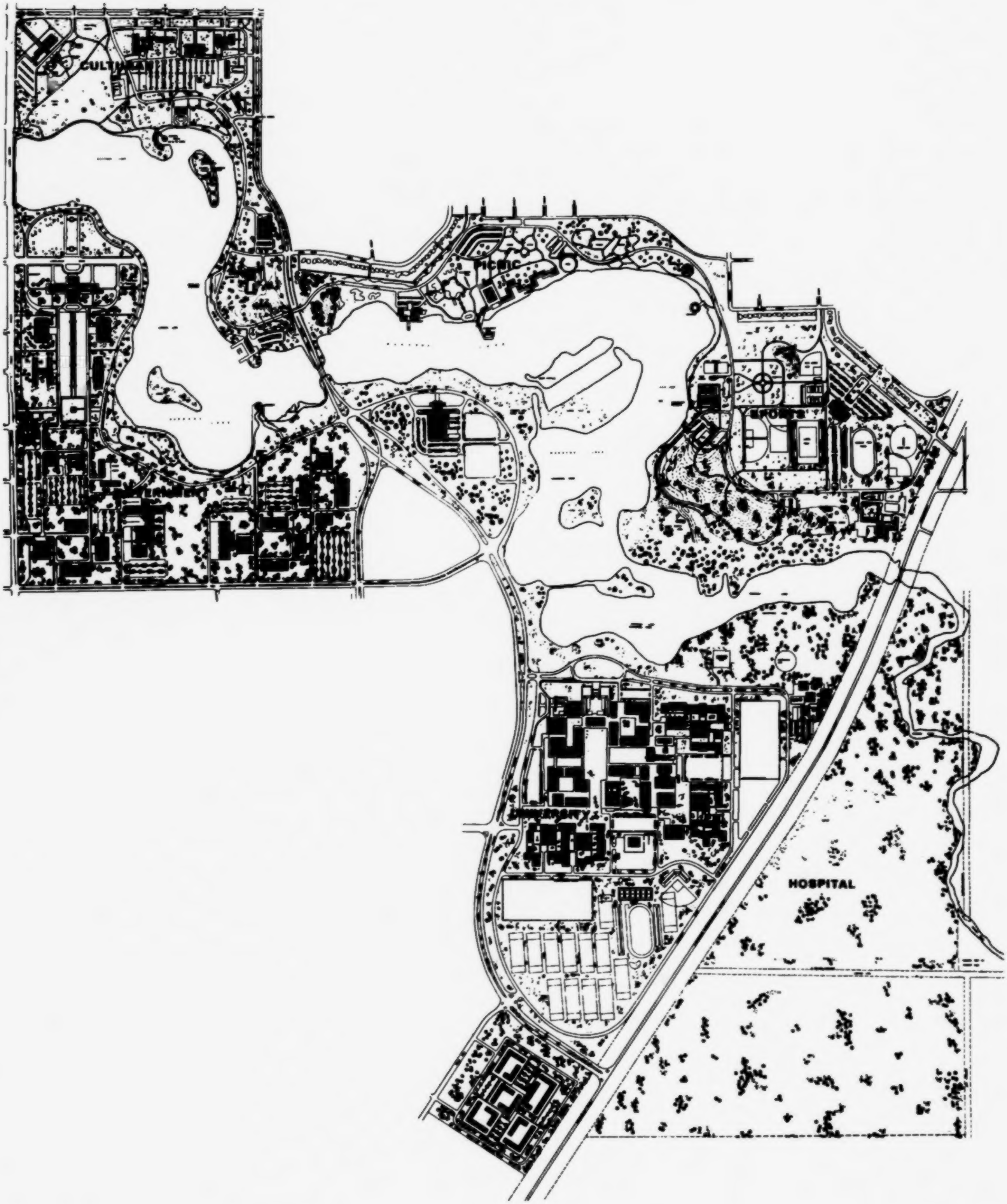
1967 Yamasaki/Church Review

The first five year Master Plan Review in 1967, also prepared by Yamasaki and Church, followed basically the same scheme, with some minor revisions. There is the addition of a location for the Wascana Authority headquarters building in almost its present location. Prophetically, it is shown as the only small court yarded—or central atrium—building on the Plan. The viewing platform on axis with the Legislative Building has been reduced to more manageable size and the boathouse peninsula is removed to be replaced by a less ambitious boat club and marina, shown fairly close to its present position. The restaurants and extensive recreation facilities remain on the shore near Family Parkland as do the aquarium and recreation facilities adjacent to Douglas Park, west of Wascana Drive. The playing fields of Douglas Park have been consolidated to make room for a formal garden. The proposed botanical conservatory is also somewhat reduced.

At the University's main campus, the residences have been brought into a more compact and integrated relationship with the main academic area, backed up by large parking garages. The checker-board two-level plan has been modified to establish a greater hierarchy of open space: a central linear quad, flanked by clusters of academic buildings around secondary quads.

The sports fields are realigned to the south of the landholding. The married student quadrangles remain as they were. The 'Civic Auditorium' (later Saskatchewan Centre of the Arts and now Conexus Arts Centre) has been realigned and shifted to its present location.

Land east of the TransCanada Highway has been added to the planning area, although nothing is shown on it except the notation 'Hospital'.



10. 1967 Yamasaki Master Plan Review

1972 Long Plan

In 1969, Jack Long of Calgary was appointed architect planner. His 1972 Plan brought further changes, although many major themes were retained. There was a noticeable change in attitude towards Wascana Centre's context in the City and region. This was considered of sufficient importance to warrant the extension of the Master Plan drawings to encompass the surrounding neighbourhoods and to relate the plan to its setting in Saskatchewan. The two major expressions of this contextual approach were the consideration of Cornwall Street and its surroundings as a pedestrian oriented 'village' connecting downtown, and in particular Victoria Park, with Wascana Centre, and lay-bys on the TransCanada Highway where travellers could stop their cars and look across Wascana Centre to the city skyline.

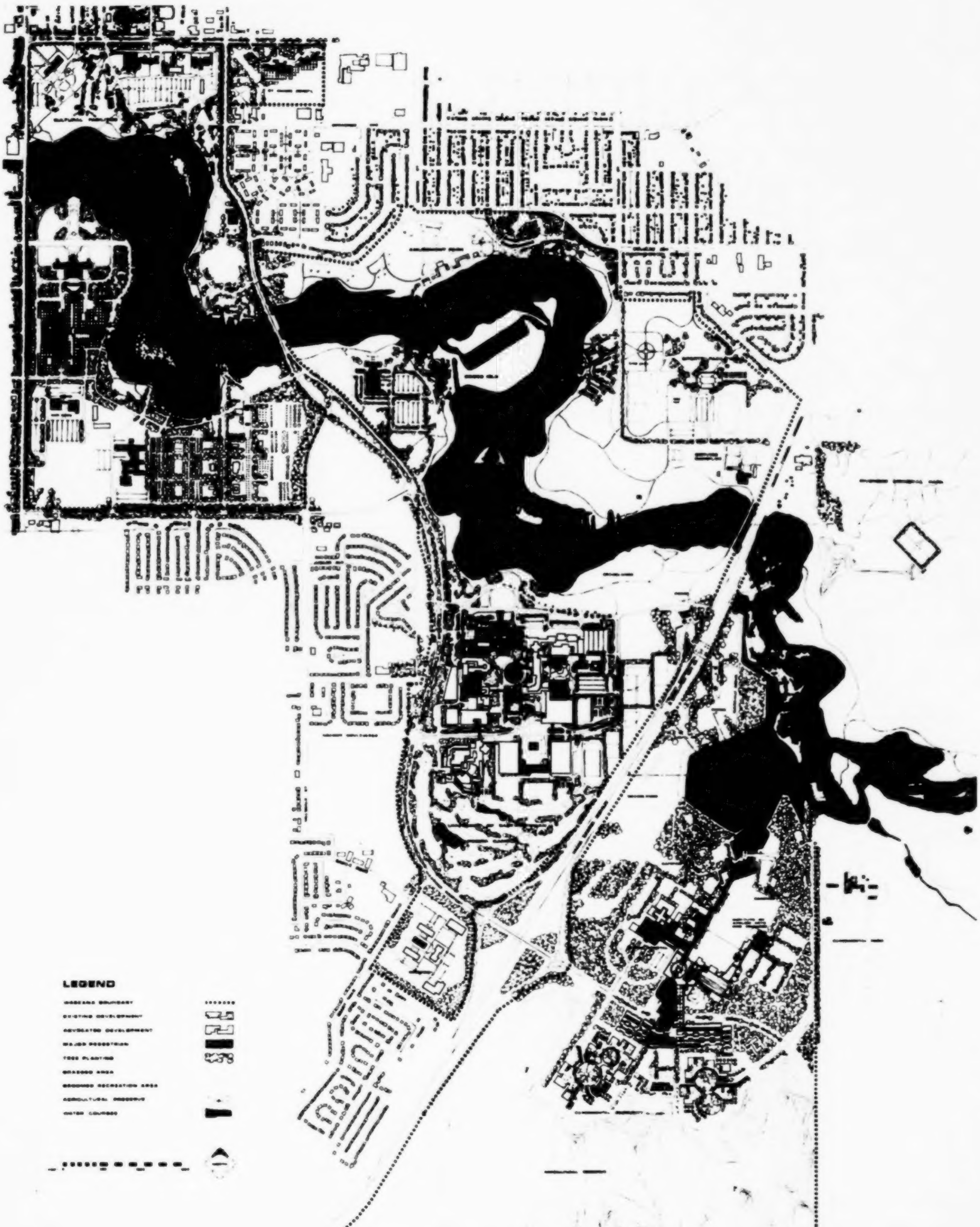
In the Legislative Grounds, the south Mall proposal is transformed to an interior winter garden surrounded by loosely aligned modular buildings. Most of the government office functions were to be contained in the area north of Hill Boulevard, which left the remaining portions of the Legislative Grounds occupied by a much looser array of small buildings oriented around the old Broad Street alignment. By the time the Plan was prepared, the Nursery, originally intended to be temporary, had been developed in its present location and is retained in this 1972 Plan.

The family amusement facilities are reduced in number and one of the restaurants has disappeared.

The Wascana Centre Authority headquarters building is moved to the old Broad Street abutment projecting out into the lake, a prominent site with a commanding view.

By 1972, it had become apparent that the University growth was not to be as prolific as that envisaged in 1962 and 1969. In the plan, the buildings are brought closer together, now almost all within the area of the previously proposed academic core. They are oriented around a single large courtyard with a pond as a focal point. The married student residences are replaced by research institutions and the remaining land is occupied by a golf course. It is in the Wascana East area, on the other side of the TransCanada Highway, that the greatest changes are proposed. A new reservoir is proposed to provide for the increased irrigation water requirements for that part of Wascana Centre. The theme of water is then carried through to a Water Mall around which the Plains Health Centre and Saskatchewan Institute of Applied Science and Technology (Formerly W.I.A.A.S.) are organized. South of this, an experimental residential community and farm is proposed.

This plan was never approved by Wascana Centre Authority as an official Master Plan.



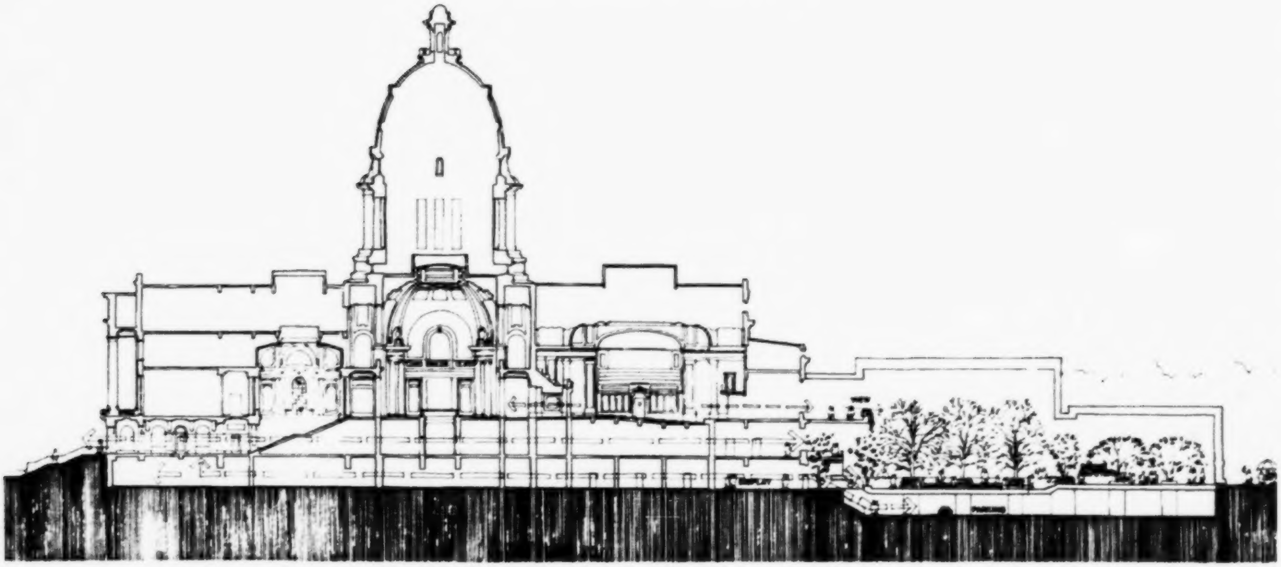
11. 1972 Long Master Plan

1975 Legislative Area Plan

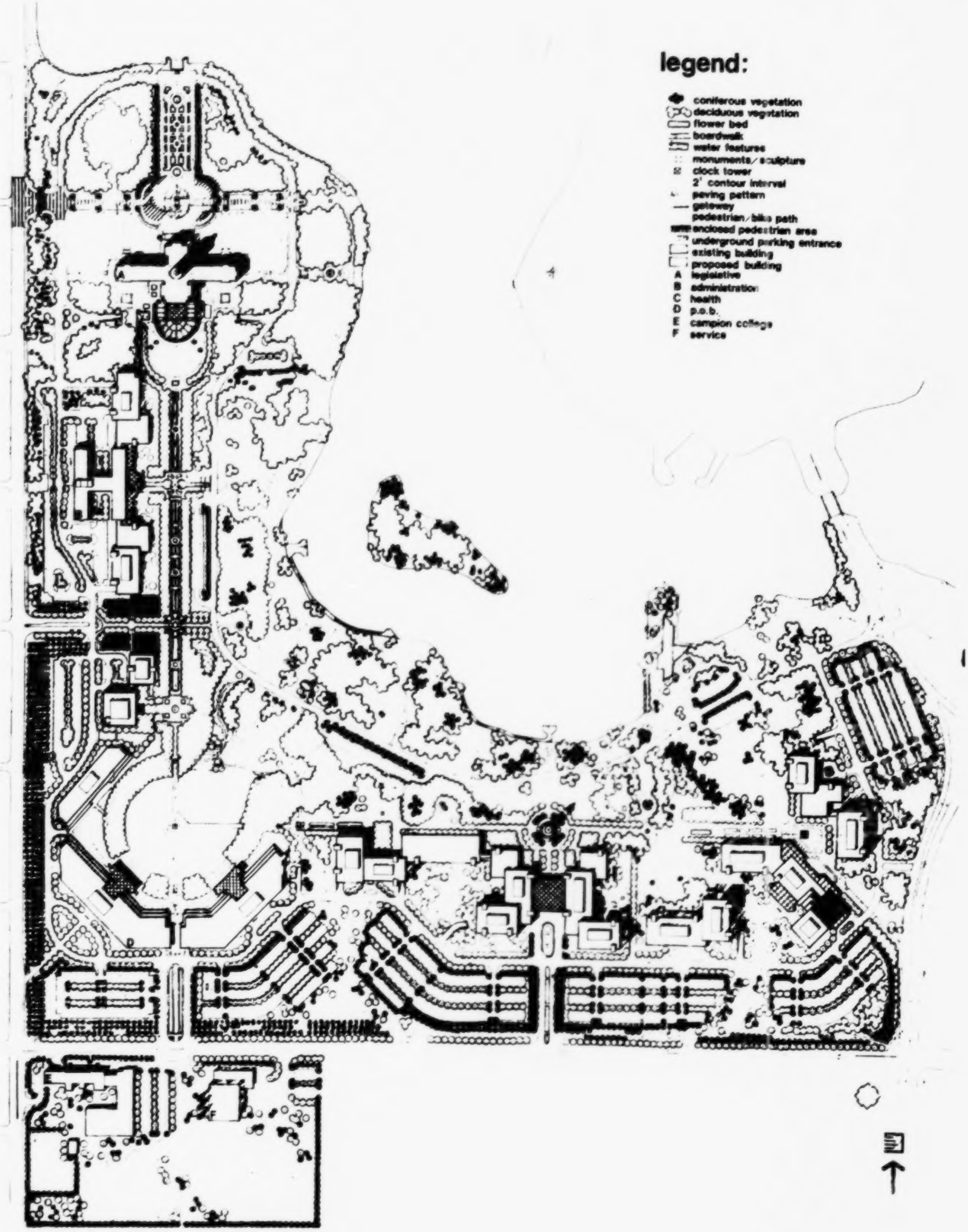
In 1975, Project Planning Associates of Toronto was commissioned by the Province of Saskatchewan to prepare a Master Plan for the Legislative Grounds during a time of great growth expectations. The plan is reminiscent of a Business Park, organized on two axis intersecting at a meadow surrounded on three sides by buildings, only one of which has been constructed to date. The South Mall is once again shown as an outdoor space, defined by landscape, but now terminated at each end. Both axes, the South Mall and a new east-west mall, are flanked by parkland opening out to the lake on one side, and a more or less continuous building frontage on the other, facing Albert Street and 23rd Avenue. The north termination of the legislative axis is a large conservatory or winter garden attached to the rear of the Legislative Building, while the south termination is the meadow.

This arrangement means the building entrances face an internal roadway and the parking lots it connects, while the other side faces the park. The scope of the plan, occupying as it does all of the area from Albert to Broad Street reverts to that shown in the Yamasaki Plans.

By this time, the old Campion College grounds south of 23rd Avenue had been incorporated into Wascana Centre. A new energy plant is proposed in this location, relatively central to the final disposition of buildings proposed over the 50 years of the plan (of which over two-thirds have now past). In order to make room for all this development, the existing hospital building is shown removed some time after 1995. The Nursery is also to make way for new office buildings.



12. Section through the Legislative Building and Proposed Conservatory



13. 1975 Project Planning Legislative Area Plan

1977 Long Review

The 1972 and 1975 planning processes highlighted an issue of particular concern to the architect planner and the Authority—the need for approval of (and commitment to) a given Master Plan by the participating parties. Accordingly, a new approach was taken during the preparation of the 1977 Plan Review. As requested by the architect planner, the plan was prepared, with his help, by a committee representing each participating party. The object was to ensure full approval of the Master Plan by directly involving the representatives in the formation of the Plan.

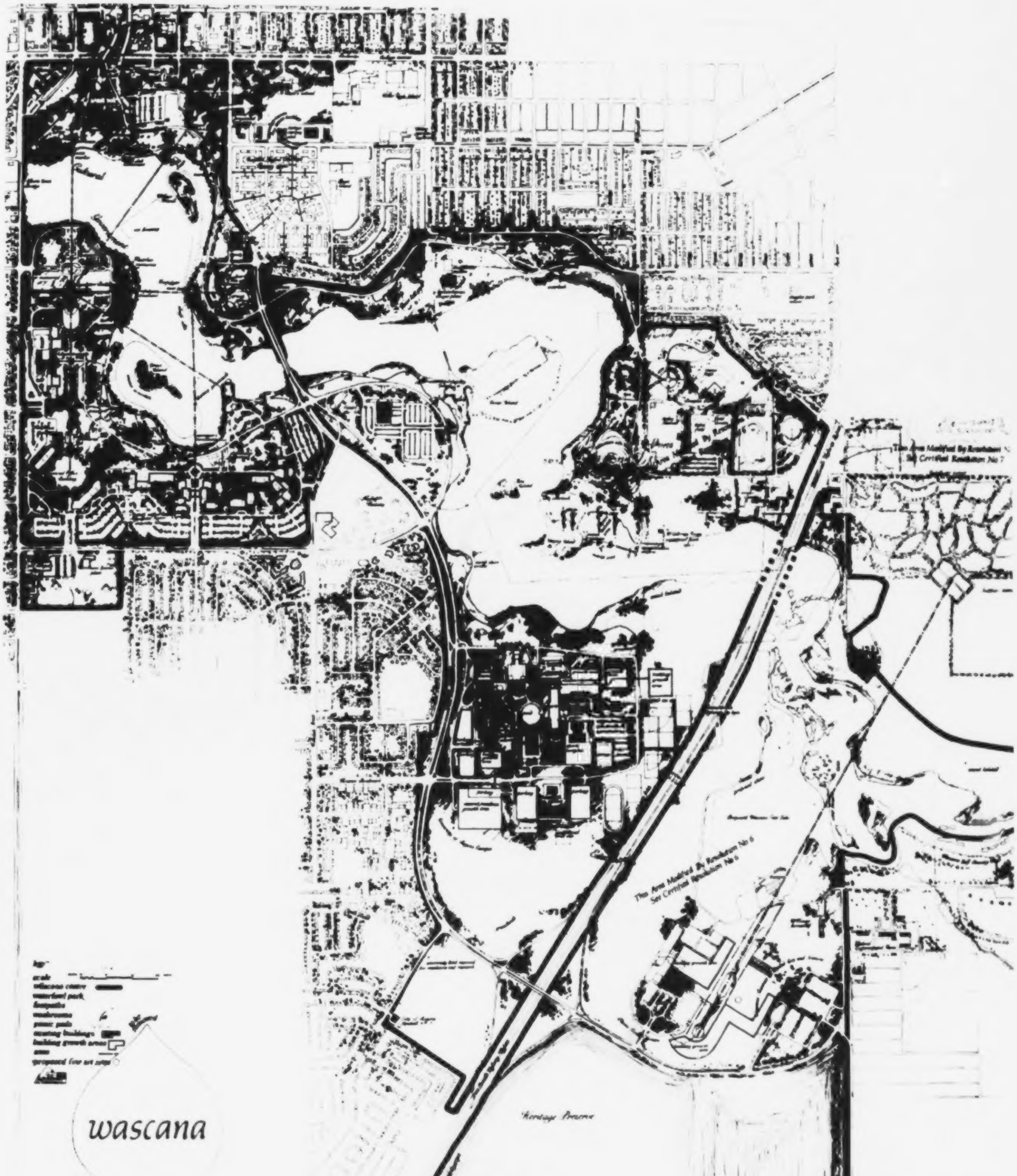
The 1977 Master Plan incorporated the Project Planning proposals without significant change. In other respects, it was a more modest interpretation of the 1972 proposals.

The old campus area on the south side of College Avenue is shown as it then existed, except for the addition of the CBC building to the south.

For the first time, the old Saskatchewan Power Plant, adjacent to Goose Hill Park, is shown as remaining, to be recycled as a research and museum facility.

The University buildings are even further consolidated, leaving significant areas of the campus as a land reserve.

In Wascana East, the reservoir and water Mall remain, but the experimental community has been replaced by a Heritage Reserve of agricultural character.



14. 1977 Long Master Plan Review

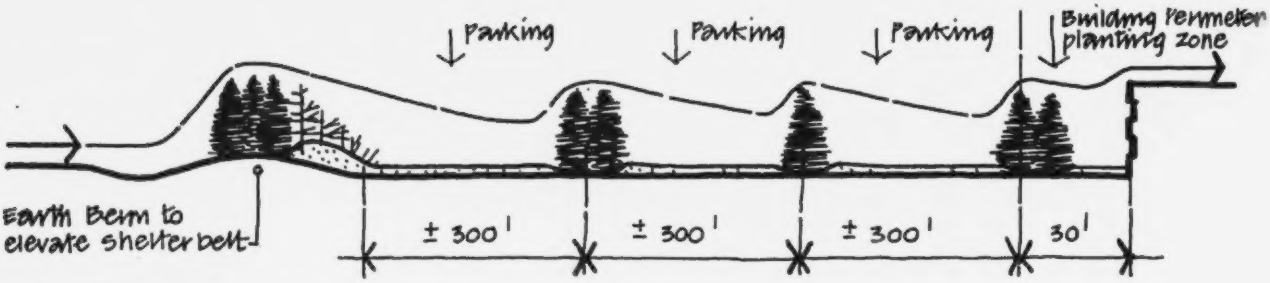
1982 Wascana East Plan

In 1981 Roger du Toit was appointed Architect Planner. By early 1982 his firm, du Toit Associates of Toronto completed a three phase Wascana East Long Range Development Plan for the Department of Government Services. Based on the expectation that the Plains Health Centre and the Wascana Institute of Applied Arts and Science (now the Saskatchewan Institute of Applied Science and Technology) would expand and consolidate, the du Toit Plan illustrated extensive development of both buildings and landscape.

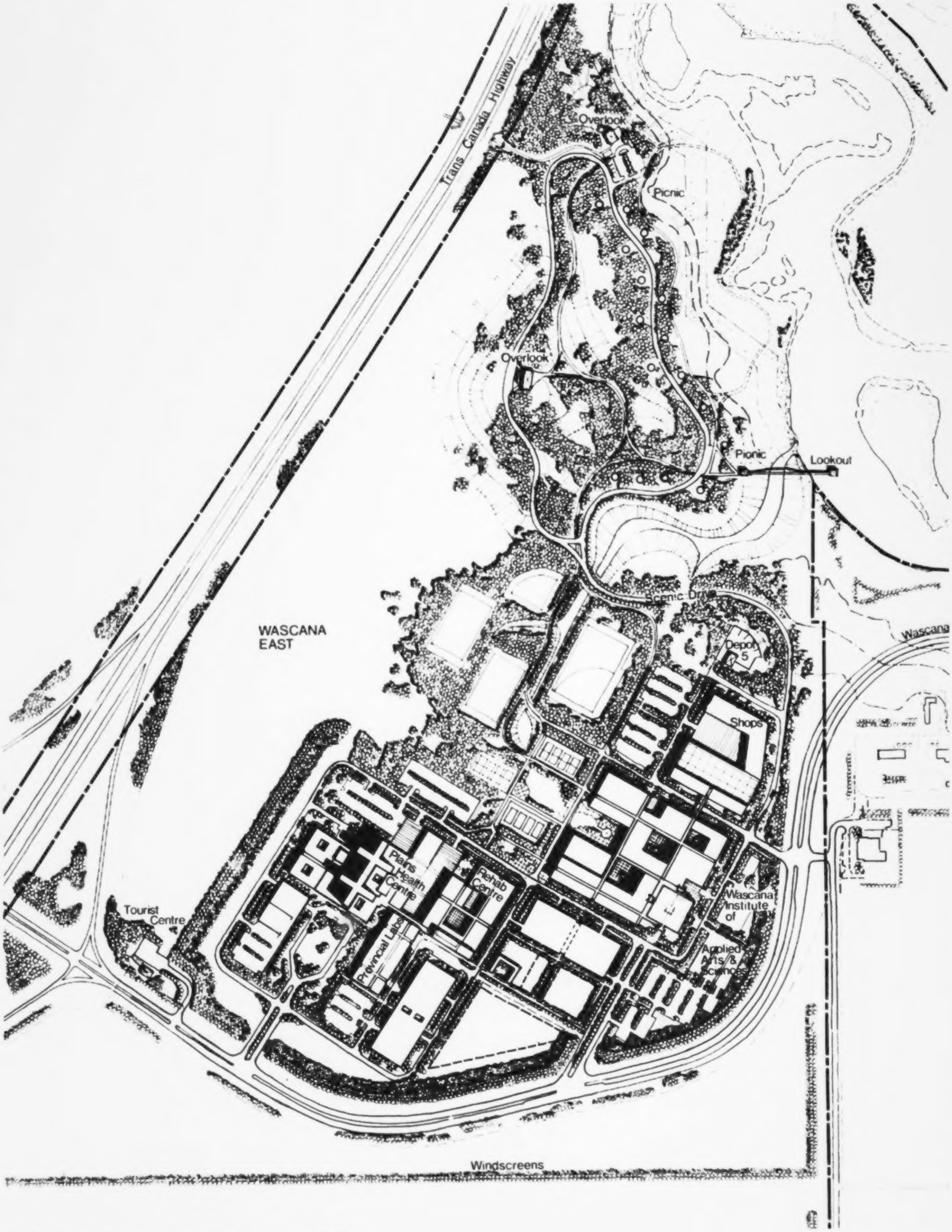
To promote a compact and efficient development form, the Plan proposed that the two institutions expand towards each other and that new buildings be treated as contiguous extensions of existing buildings. The two road systems were to be integrated and organized as an interconnected street grid to give clarity and to allow for flexible circulation.

In the Plan, measures were also proposed that would ameliorate the effects of the harsh and snow-laden winter winds and optimize exposure to the sun. These measures would reduce maintenance costs and extend the use of outdoor spaces and facilities.

To promote use of the nearby lakeshore and to provide viewing access to the adjacent marsh habitat, the Plan proposed a system of scenic drives and trails through a richly landscaped lakeside setting.

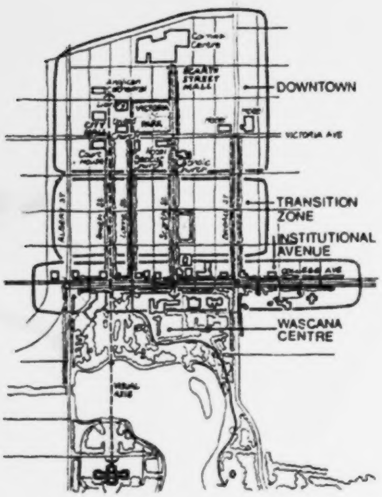

Parking
Parking
Parking
Building perimeter planting zone
Earth Berm to elevate shelter belt
± 300'
± 300'
± 300'
30'

15. Climate Modification Strategies



16. Wascana East Development Plan, 1981/82

1982 du Toit Associates Plan



17. Contextual Planning Issues: Connections to Downtown (1982)

By 1982, many development areas in Wascana Centre were approaching a state of maturity as demonstrated by the consistencies among the previous few Master Plans. The 1982 du Toit Plan distinguished between those areas which were then approaching a state of maturity and those areas which were yet to be "finished". In the mature areas, the Plan illustrated the existing developed condition and proposed minor refinements. For those areas still requiring planning, the Plan made suggestions for relatively new patterns of development. The 1982 Plan also continued a concern, first articulated in 1972, for the context of the Centre and the need to establish a mutually supportive relationship between City and Centre.

The 1975 Project Planning proposals (repeated in the 1977 Long Plan) for the Legislative Area were modified to give the Mall heightened definition by buildings, and to express visual and physical connections between the Mall and the lakeshore. The amount of development east of the Meadow was significantly reduced, and previously identified buildings sites replaced by a permanent nursery, thus recognizing that a continuous supply of plant material would be required for ongoing maintenance.

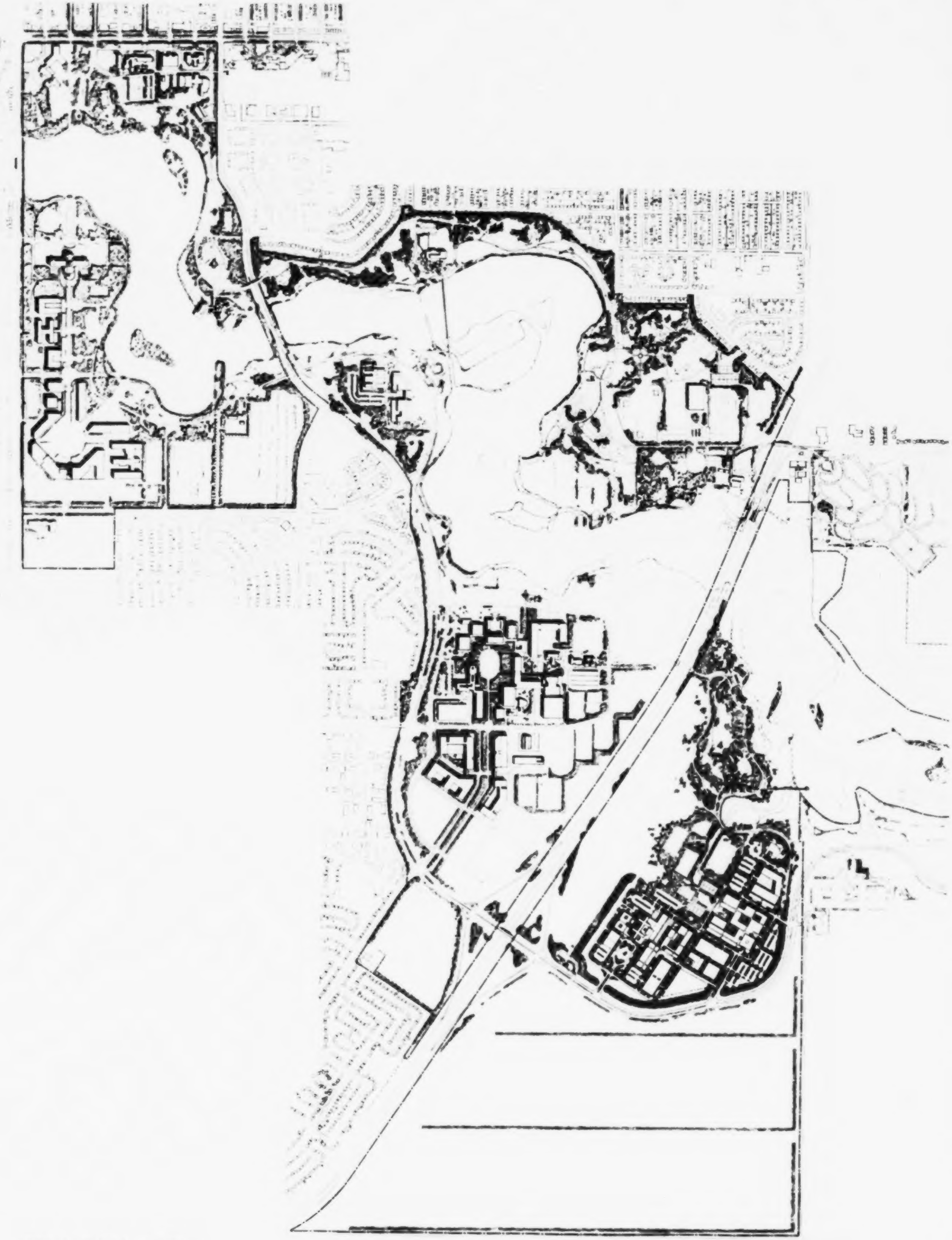
The Royal Saskatchewan Museum (known then as the Museum of Natural History) was shown with a significant addition and a revised vehicle approach and drop-off.

The 1982 Plan illustrated the former City of Regina Power Plant which was then being developed to accommodate a research and development centre as well as a public science museum.

The University campus was shown consolidated with the addition of new buildings which completed the interior pedestrian system and strengthened the central ceremonial space. An "Academic Green" was proposed that would provide a focus and a terminus for a landscaped Mall which, in turn, would act as the structuring device along which the southerly expansion of the campus would be organized.

The proposals for Wascana East, developed in the 1981/82 study, were incorporated into the Plan without change.

For the first time, the approved 1982 Master Plan included a written document as well as an overall plan. It was recognized that concepts, principles and strategies were fundamental aspects of the Plan, and that these could not adequately be conveyed in a single plan drawing.



18. 1982 du Toit Master Plan

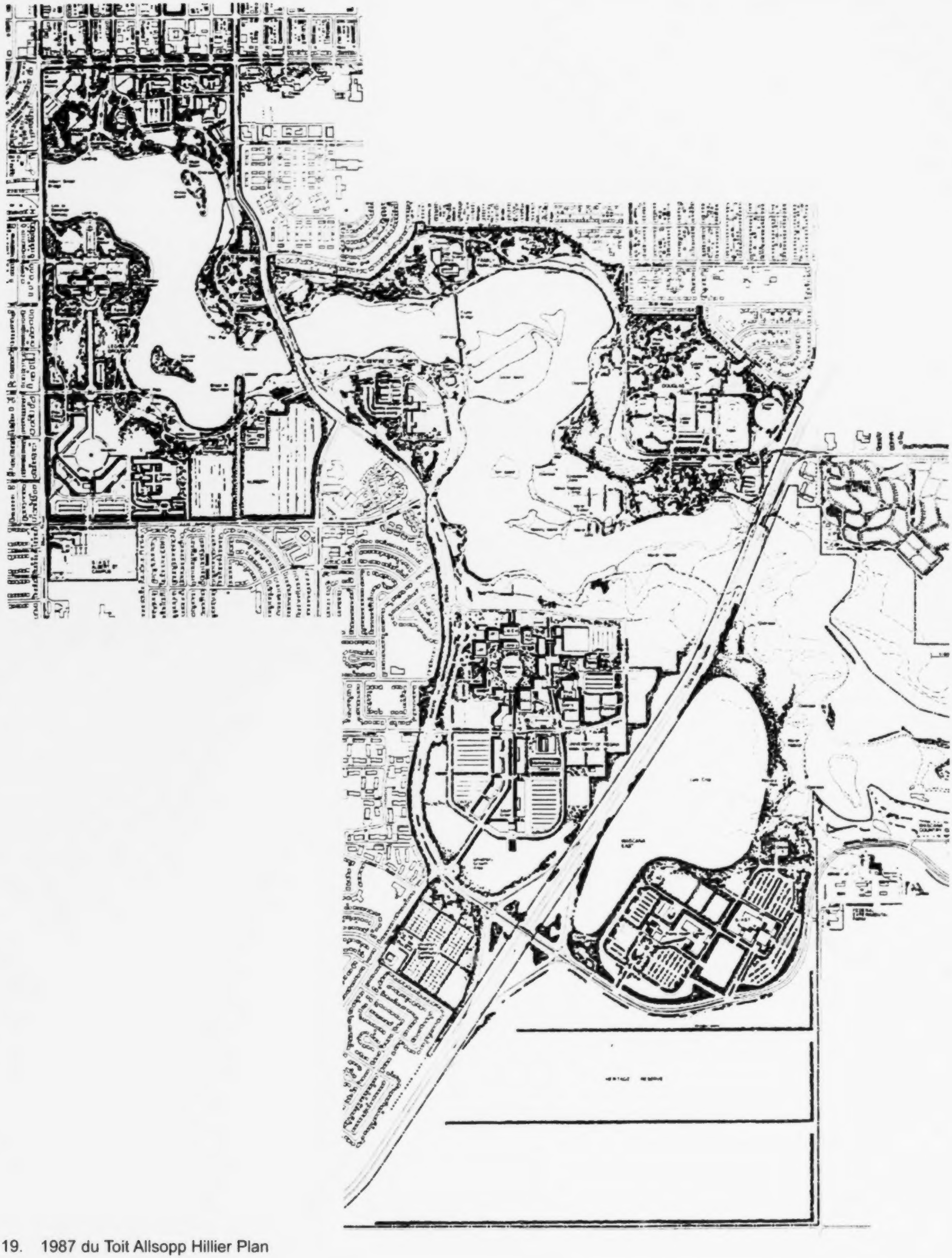
1987 du Toit Allsopp Hillier Plan

1987 saw a number of changes both to the Plan itself and in the approach towards its preparation and review. The Plan, which had traditionally been drawn to a planning horizon of one hundred years into the future, now included consideration of interim development stages. The written document became the primary reference and the drawing became a demonstration of the principles established in the report. A program for facilitating public participation was established to ensure that the Plan reflected broader values and perspectives.

The preservation of heritage buildings was addressed. Following adoption of the Plan, bylaws were instituted that stipulated procedures and conditions for the removal of any existing structure and for the identification of buildings with particular heritage significance.

There was a subtle but important shift in the treatment of open space. Whereas previously it had largely been seen as a component of other building related development, open space was now assigned a land use status that permitted the long term preservation of some areas for recreation or other uses. Open space so designated could no longer be considered as being available for major redevelopment for other uses.

The amount of development shown in the Plan was reduced, reflecting the greater priority given to open space, as well as more realistic growth projections. The plan for the Legislative Grounds reduced the number of future government buildings and set out concepts for an extensive park-like setting for the Legislative Building. An extension to the Rehabilitation Centre was shown. The Saskatchewan Science Centre was shown more fully developed, with greater provision being made for parking and bus circulation. In the University area, a new north/south road was proposed within the main campus "ring road", the Academic Green became more informal, and the south campus was more clearly articulated as a research area. Garden plots were allocated south of Wascana Parkway. New development in Wascana East was considerably reduced to include modest expansions of the Plains Health Centre and the Saskatchewan Institute of Applied Science and Technology.



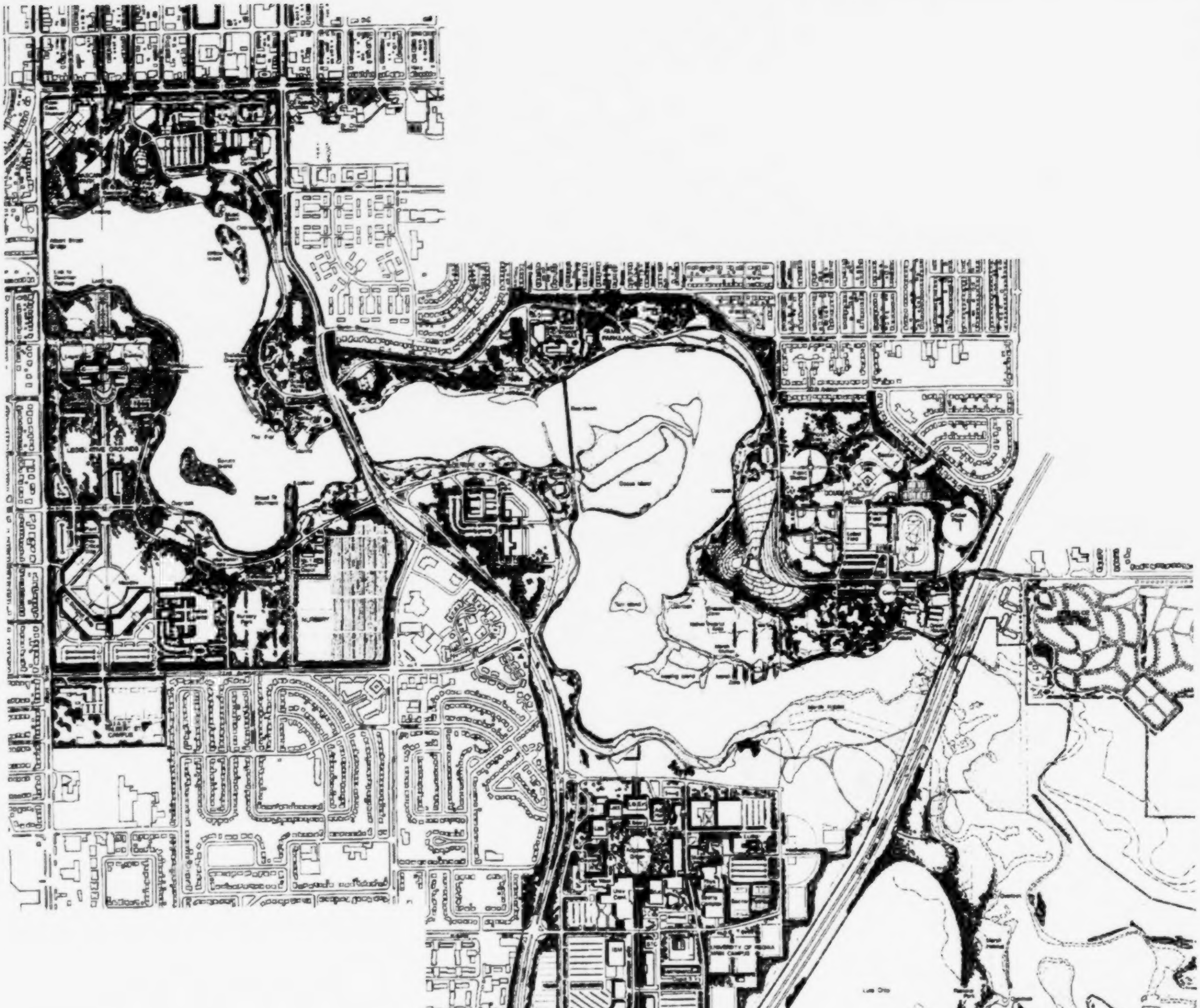
19. 1987 du Toit Allsopp Hillier Plan

1992 du Toit Allsopp Hillier Plan Review

There were not many significant changes to this Plan. Its production was delayed until 1995. Because of the slow rate of change, the Wascana Act was revised so that its legislated review would occur every seven years rather than every five years before that.

Conservation rather than development was a major planning theme. Strategies for naturalization, water conservation and reduced maintenance of landscapes were introduced. So were the protection of special features: heritage buildings on the one hand and important landscapes on the other, which resulted in about half of the Centre becoming "off bounds" to future major development. The location of Information Systems was added to the Plan.

While the Plan for the University did not change significantly in its basic structure, this was the only area which showed any real development activity.



20. 1992 du Toit Allsopp Hillier Plan

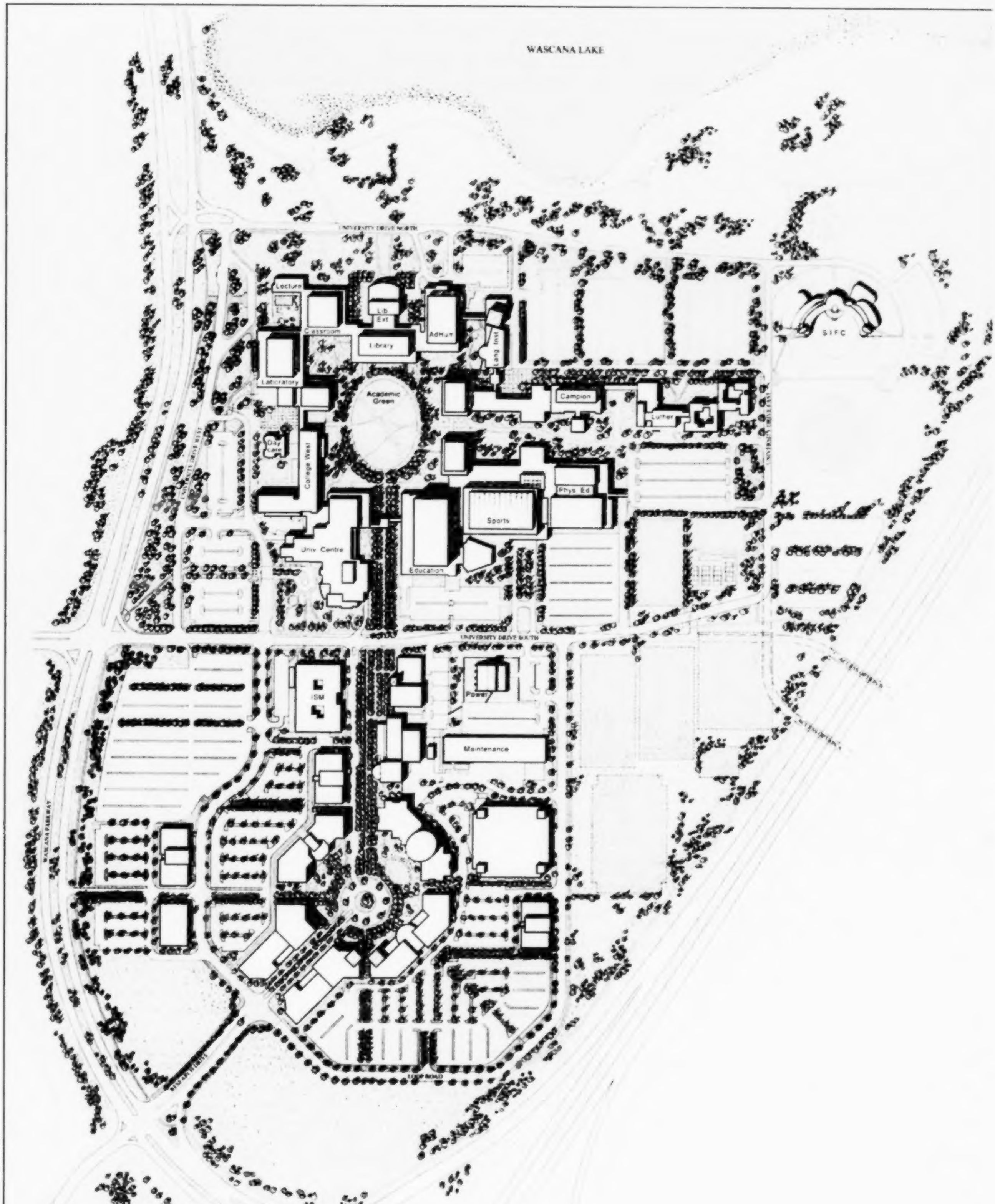
1998 University of Regina Campus Plan

For the first time in several decades, the University undertook its own comprehensive development plan, prepared by the University of Regina Physical Plant and du Toit Allsopp Hillier, consultants. This approach has given the University greater ownership of its own future planning.

The decision to do this was partly an effort to bring the planning function "home" to the University and thereby reduce conflicts with the Authority's planning regime and partly to coincide with fundamental changes to land control.

The potential for major academic expansion to the south was replaced with the greater potential of a growing research park administered under a joint venture between the province—through the Saskatchewan Opportunities Corporation—and the University. Also, the plans of the Saskatchewan Indian Federated College had become more specific and needed to be incorporated into the general campus plan.

The campus plan focused on a more compact and built up academic core without through streets, an east-west as well as northwest green spine, a distinct building identity for the Saskatchewan Indian Federated Colleges Campus, and many of the approaches previously set out in Wascana Centre's various master plans, but in much greater depth and with considerable involvement by the University community.



21. 1998 University of Regina Campus Mid Range Demonstration Plan

1999 Research Park Plan

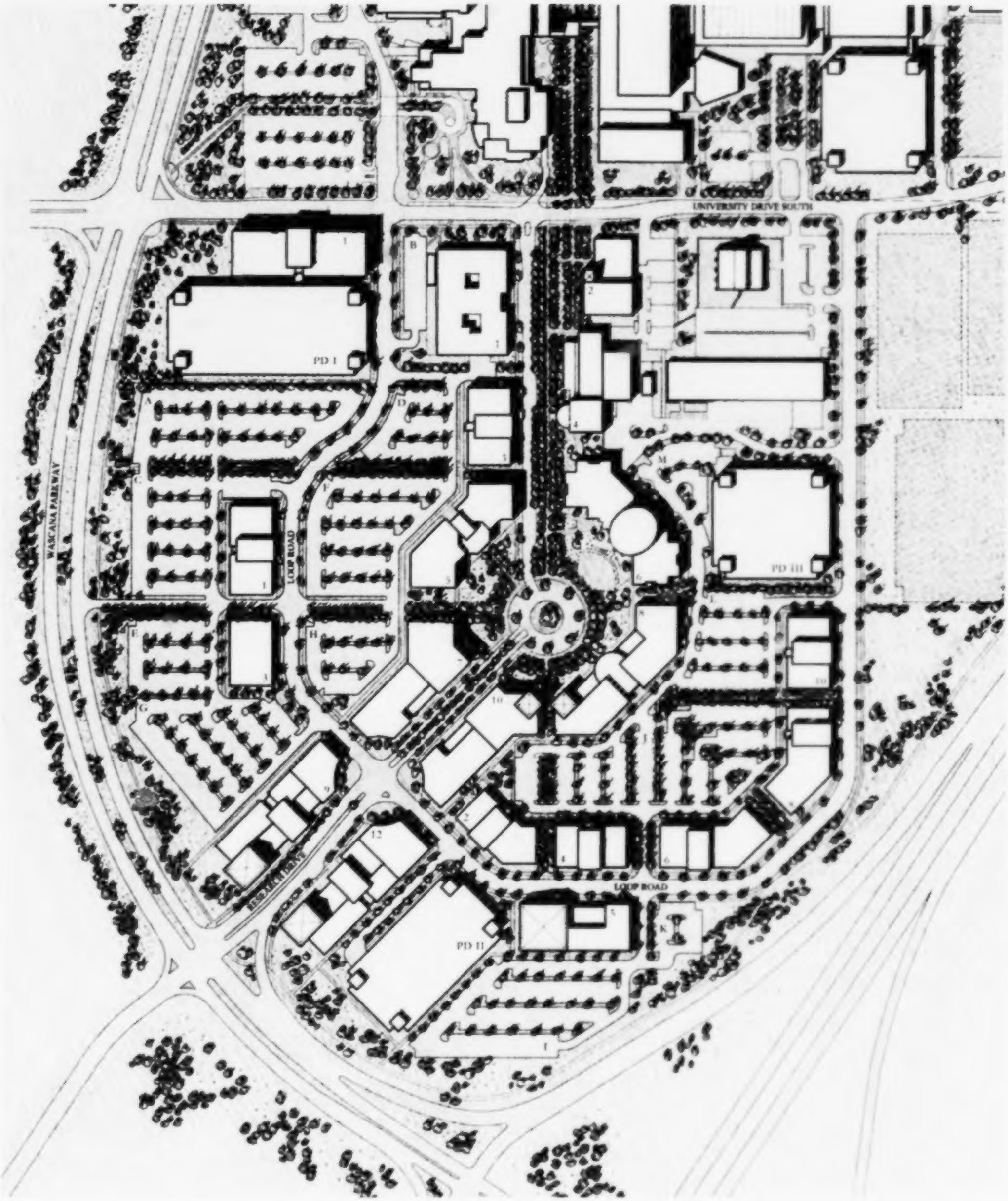
In 1988 the University of Regina and the Saskatchewan Opportunities Corporation established a joint venture to develop a Research Park in the southern section of the campus. This meant that the academic campus would be consolidated and that after infill, future expansion was slated east of the Trans Canada Highway. Wascana East north of Wascana Parkway would be shared by the University and SIAST, which had by then taken over the Plains Health Centre building.

In1999 the Saskatchewan Opportunities Corporation prepared a master plan for the Regina Research Park and architectural designs for the next two buildings in it.

The plan featured an extension of University Mall to an octagonal “Research Plaza” surrounded by important building frontages. Research Drive was reoriented so that the approach to the Research Plaza is directly on axis with the entrance feature and interior atrium of one of the Park’s signature buildings. Surface parking surrounds the octagon of buildings. Parking bays are separated by three metre landscaped strips. Three parking structures supply the remaining stall requirement. The parking is accessed via a loop road, which also acts as the address for secondary buildings.

1,100 parking stalls within the Research Park are to remain available to the University. The remaining spaces in the plan are based on a ratio of one stall for every 470 gross square foot of floor area.

A secondary structure of pedestrian walkways radiates from the central space to a trail encircling the Research Park, connecting with trails around the University and into the rest of Wascana Centre



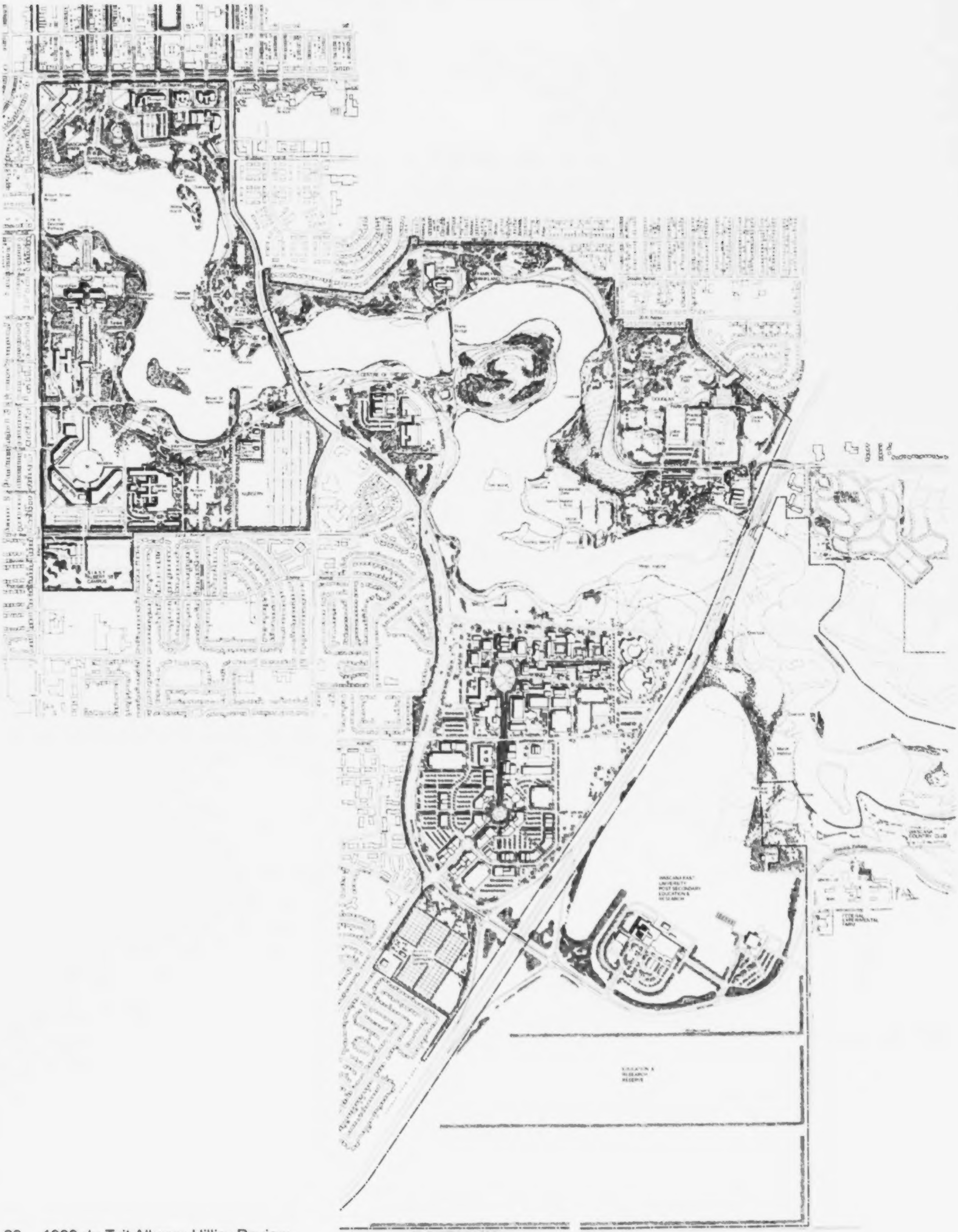
22. 1999 Regina Research Park Long Range Plan

1999 duToit Allsopp Hillier Plan Review

The plan report was restructured in 1999 to address the central importance of water and the lake to the life and character of Wascana Centre. It also set out a strategy for deepening the Lower or West Lake so as to improve current recreational use and water-carrying capacity, and to at least temporarily forestall the sedimentary process slowly transforming the lake into a marsh and over time a meadow. Excavation material was to be placed Goose Island (renamed Goose Hill), Wascana Hill and the north section of Wascana East.

The University of Regina and Regina Research Park 1998 plans were incorporated into the Wascana Centre Plan. This included a new home for the Saskatchewan Indian Federated College (now the First Nations University of Canada) on the east side.

Except for the rehabilitation and expansion of the decommissioned Plains Health Centre for SIAST, There was insufficient surety of land control to show significant circulation systems and building footprints in Wascana East. The Plan simply noted academic and research reserves.



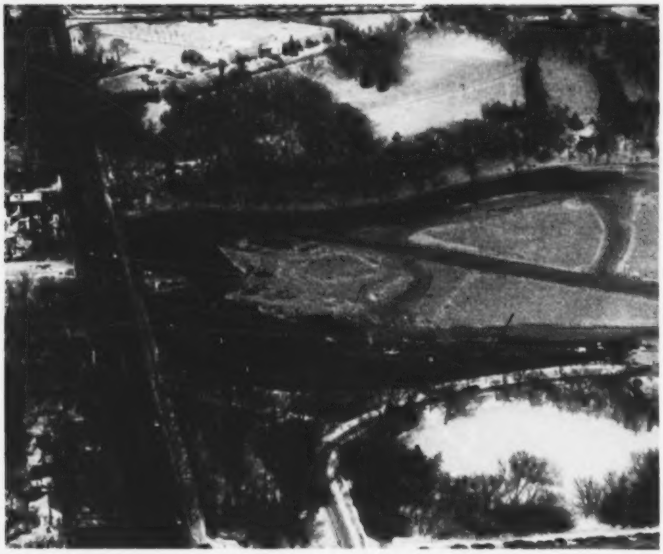
23. 1999 du Toit Allsopp Hillier Review

2003-2004 Big Dig

The lake was first deepened by about two feet by men and horses with shovels and carts during the Depression in the fall of 1931. Spruce and Willow islands were created with the fill. Since then, acting as a sediment trap, the lake slowly filled up with silt. In the winter of 2003/4, it was deepened again, this time with heavy equipment to a depth of about eighteen feet, moving over 1.3 million cubic meters of fill.

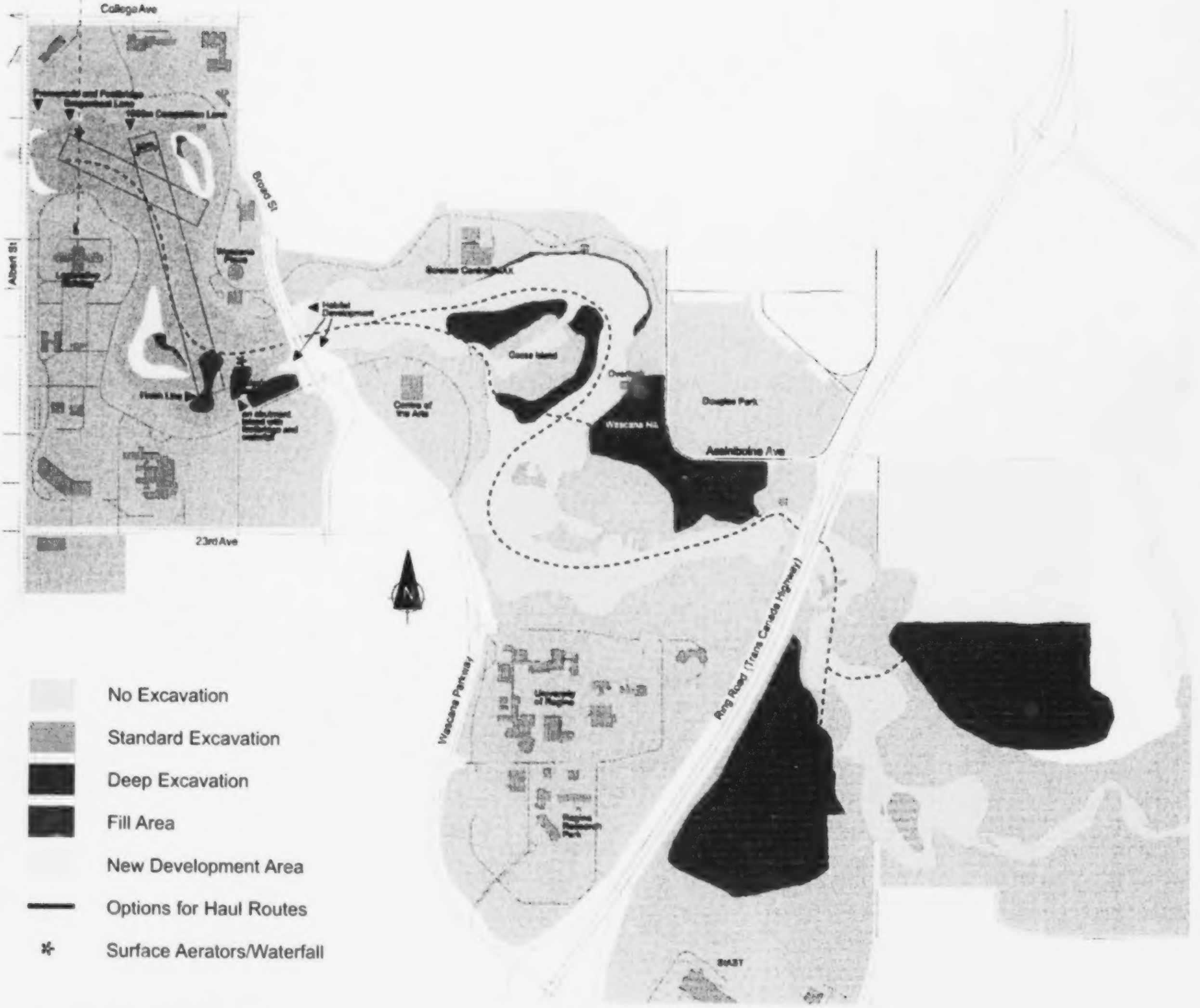
There were a number of additional initiatives undertaken to reduce hauling distances for fill, at the same time providing new, land based amenities. In the west lake, Pine Island was crafted from the old Broad Street abutment, the Albert Street Promenade was created, and Willow and Spruce Islands were expanded. In the east lake, some north shore banks were established to control erosion and to provide new habitat. As well, a new island was created between the Science Centre and the Display Ponds, intended to act as a halfway landing for a cross-lake walkway, thus helping to implement a proposal that had been in successive Plans since 1972.

Goose Island is part of a designated federal bird sanctuary. Canada Wildlife Service of Environment Canada intervened to forbid the making of Goose Hill. Fill was instead redistributed elsewhere. The top six inches of the alluvium lake bottom was taken to the north part of Wascana East, where it was ringed and capped to contain it while it slowly reduces its moisture content and subsides. Most of the balance of mineral soil went to City land south of the Riverside Cemetery.

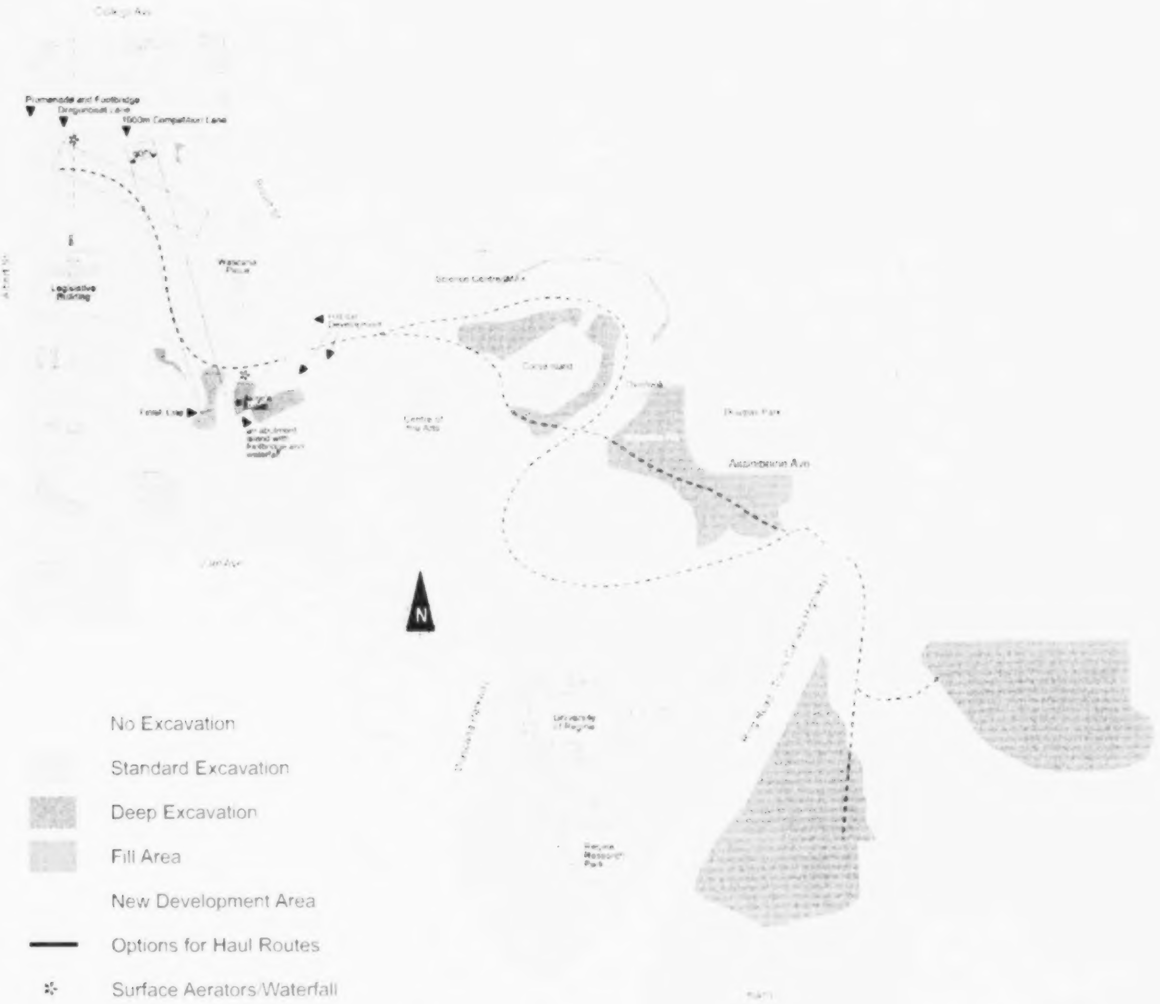


24. Aerial of the new fill for the Albert Street Promenade taken in February 2004

25. Excavation went on 24 hours a day, seven days a week during the winter of 2003-2004



26. 2003-2004 Big Dig Plan with areas of excavation (in blue) and areas of fill (in dark green). There were a few changes to this plan: the fill around Goose Island did not occur, and a new island was created between the Science Centre and the Display Ponds.



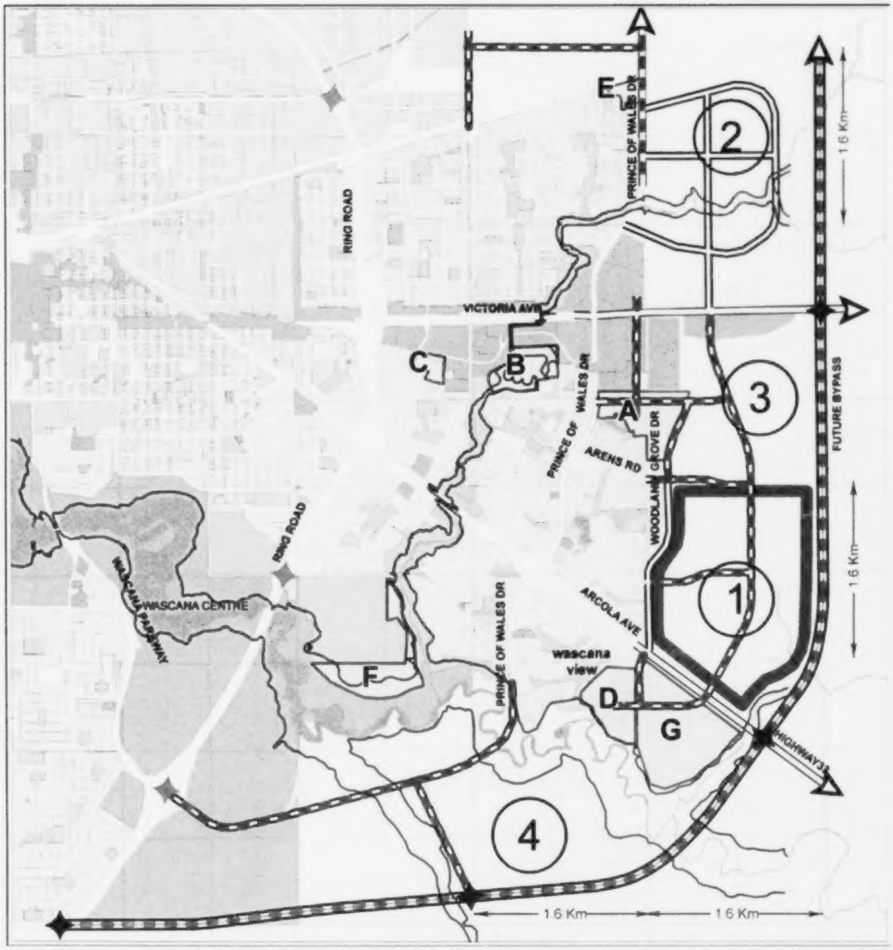
26 2003-2004 Big Dig Plan with areas of excavation (in blue) and areas of fill (in dark green). There were a few changes to this plan: the fill around Goose Island did not occur, and a new island was created between the Science Centre and the Display Ponds.

2006 City of Regina South East Sector Plan

In June 2006, the City of Regina issued a Land Use and Circulation Plan for the three community growth sectors of the city. The South East Sector Plan is of relevance to Wascana Centre in general because of the increased population to its east, and particularly because of the proposed extensions of Wascana Parkway to meet Prince of Wales Drive, and the Trans-Canada bypass to skirt around the future city settlement.

Both roads depart from the original Saskatchewan Land Survey as has much of the city's road pattern since the Second World War. In the case of the by-pass, a small acute triangle of land is sliced off Wascana East.

The adjacent General Concept Plan shows these roads, areas of existing community expansion (A to G) new communities (1 to 4) and the Wascana Creek flood plain. The recently established McKell Wascana Conservation Project has also been superimposed on the map. This reserve is in line with the proposals of the last several Wascana Centre Plans to protect the headwaters of the creek.



27. 2006 City of Regina South East Sector Plan

2006 Strategic Framework

In February 2006, the Wascana Centre Authority concluded a public review of its mandate and established a set of strategic priorities organised into three main categories:

1. Wascana Authority's core mandate areas
2. Resource procurement and stakeholder relations
3. Organization effectiveness and efficiency.

Mandated-related strategies include investigation into becoming a provincial Capital Commission, becoming more proactive in animating the Centre year-round with diverse events and activities, enhancing the trail system, pursuing an outdoor performance venue, seeking greater First Nations and Métis involvement, and becoming a model of social, cultural, environmental and economic sustainability.

Resource and stakeholder strategies include revenue generation through fundraising, sponsorship, commercial development and pricing; developing a marketing plan, seeking partners in implementing objectives, upgrading physical and technical assets, ensuring continuous communication with partners and others, and preparing a risk management plan.

Organization efficiency and effectiveness strategies include a capital plan for sustainable infrastructure, availability of appropriate technology, reliable computer and communications systems, and resource stability.

The Strategic Framework is intended to guide decisions, resource allocation and Board, Management and staff actions throughout the planning horizon of this Wascana Centre Master Plan.

Copies of the Strategic Framework are available on the Authority's website at *www.wascana.sk.ca*

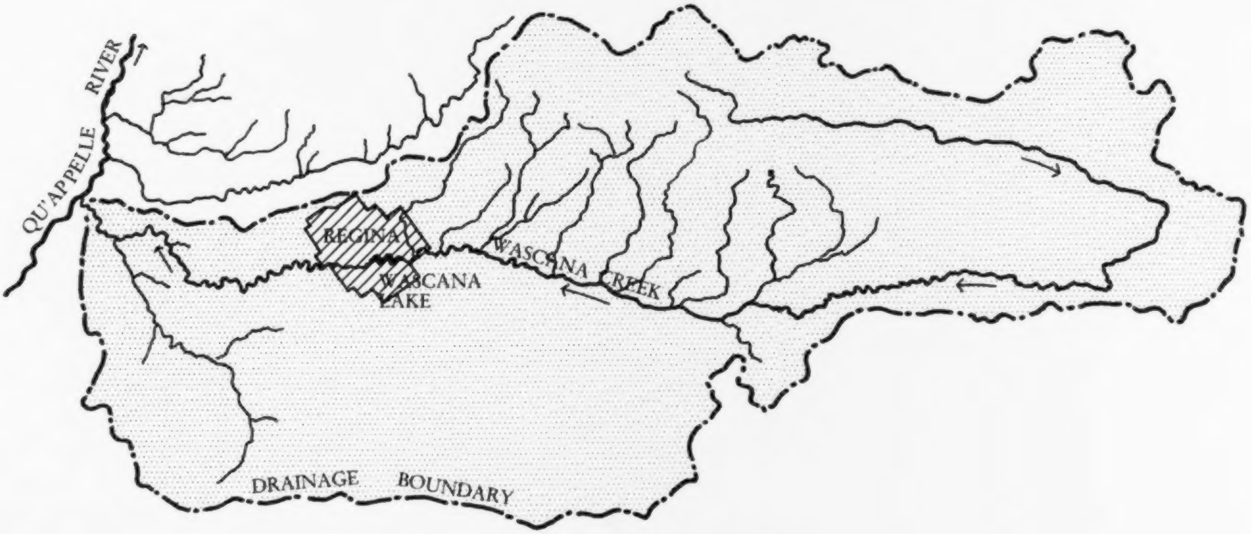
Section 3

Wascana Lake

This section deals with planning for the various uses of Wascana Lake. The lake is the dominant element that establishes the physical structure of Wascana Centre. It is the physical focus of the area, it is a major recreational, scenic, and educational resource and it irrigates the unique landscape which does so much to define the Centre and set it apart from its urban and agricultural surroundings. While the lake unites the Centre in these ways, it divides the land area into components and acts as a barrier between uses on opposite shores, a barrier which the circulation system and landscape structure seek to overcome. The Lake is also the habitat and nesting ground for migratory birds, making Wascana Centre a privileged place to observe and learn about waterfowl.

3.1 Wascana Creek

Wascana Creek is a small stream which originates in poorly drained land southeast of Regina and flows away from the City until it reverses direction at Tyvan. Fed by many small tributaries, it meanders through flat agricultural land until it enters the City of Regina, where it is dammed at Albert Street to form Wascana Lake. The dam was first constructed before 1900 and has been rebuilt several times. The Creek relies on surface runoff for its supply of water, but because of the low topographic relief of the drainage basin, high rates of evaporation and loss of water through plant transpiration, only a small fraction of the annual precipitation shows up in the Creek as runoff. Both the creek and lake therefore, rely on the spring runoff for most of their water supply. Urban runoff has the greatest impact on maintaining lake level during the post spring period.



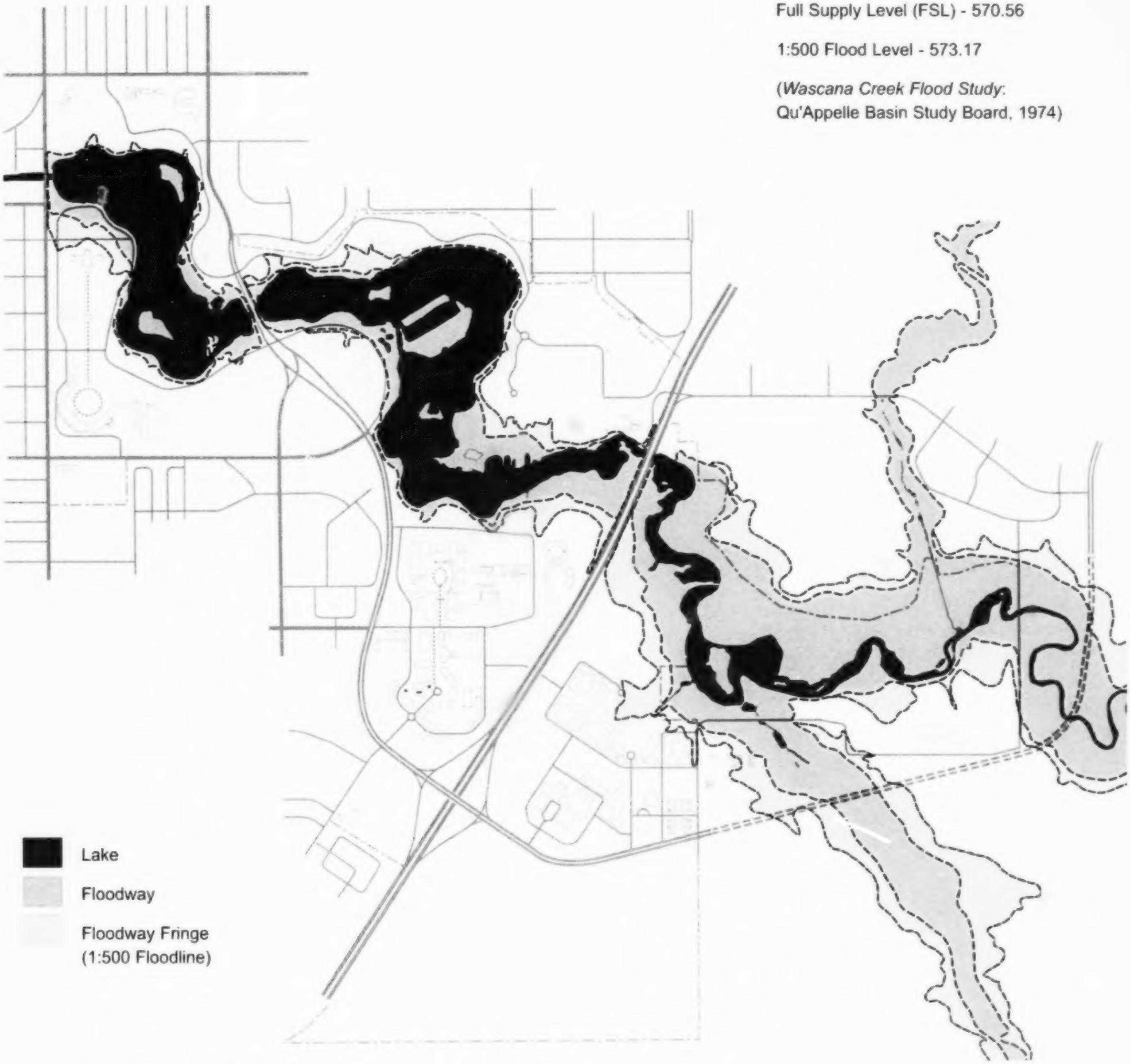
28. Wascana Creek and Drainage Basin

Flood Control

During times of flood, the lake and Creek expand into a flood plain, which is regulated in two zones, as shown on the adjacent plan:

1. The Floodway designates the area of the main flood channel within which no structures or landforms may obstruct flood water flows.
2. The Floodway Fringe may be developed for some uses, but only under very strict control. Buildings, planting and other elements are permitted in this zone, but only with appropriate flood-proofing. The outer line of the Floodway Fringe coincides with the 1:500 floodline, to which there is a one in five-hundred probability of flooding to that elevation each year.

Although much of Wascana Centre lies close to the lake, the relatively high elevation of the land west of the TransCanada Highway places few restrictions on development, except immediately adjacent to the shoreline where landscaping, docks, walkways and other structures must be designed to either accommodate or resist flooding.



Full Supply Level (FSL) - 570.56

1:500 Flood Level - 573.17

(*Wascana Creek Flood Study*: Qu'Appelle Basin Study Board, 1974)

29. Flood Plain Limits (based on City of Regina Mapping, 2006)

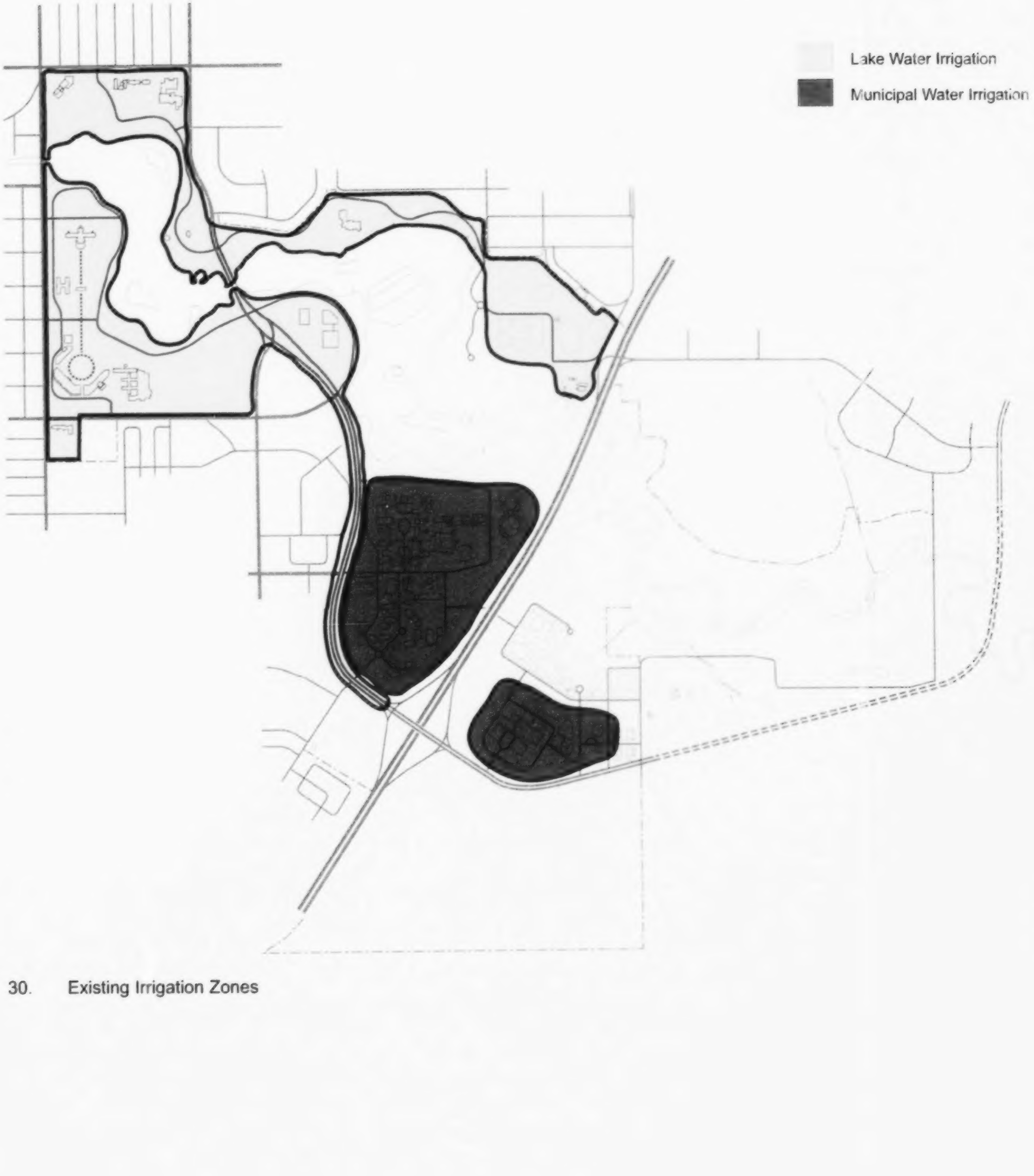
3.2 Irrigation

Adequate irrigation has become a crucial factor in maintaining the image of Wascana Centre as a verdant oasis in the prairie. At present, the more mature northern parts of the Centre use lake water for irrigation while the southern areas, including the University and Wascana East, use municipal water.

In years of normal precipitation, the water supply in the lake is sufficient to meet the requirements of the major users—Wascana Centre Authority, Wascana Country Club and Riverside Memorial Cemetery. In years of low precipitation, however, the supply of water has historically been inadequate to meet competing demands. Water rationing required during dry years can result in reduced irrigation and, consequently, costly landscape degradation.

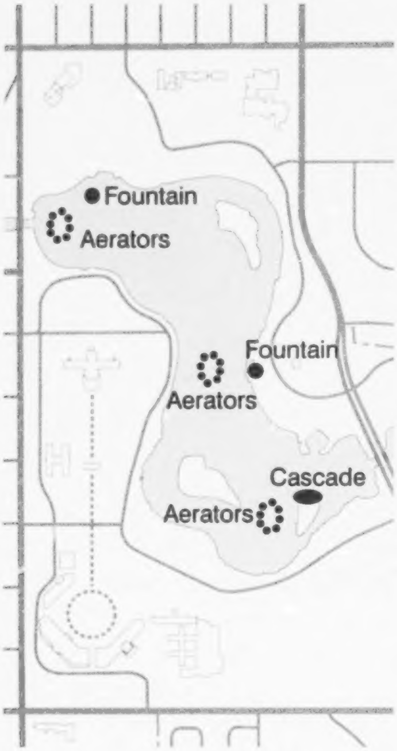
The withdrawal of lake water requires a permit from the Saskatchewan Watershed Authority (SWA). Permits have been issued for areas which currently irrigate with lake water, but permits for additional areas have been denied. Now that the lake has greater storage capacity, these authorizations for irrigation should be revisited with SWA.

The imperatives of sustainability point to a clear need to reduce, or at least not increase, the need to irrigate. Strategies for this are discussed in Section 4 under 4.8, Landscape Character and Management. They include limiting irrigation to strategic areas, establishing water-conserving maintenance procedures and designing landscapes which are not overly water-dependent. While implementing these measures will require adjustments to the traditional landscape images which have shaped Wascana Centre, they will ultimately result in greater landscape diversity, more viable wildlife habitats, and an expression for Wascana Centre which is more in tune with the natural regional ecology.



30. Existing Irrigation Zones

3.3 Quantity and Quality of Water



31. Water features for aeration on West Lake

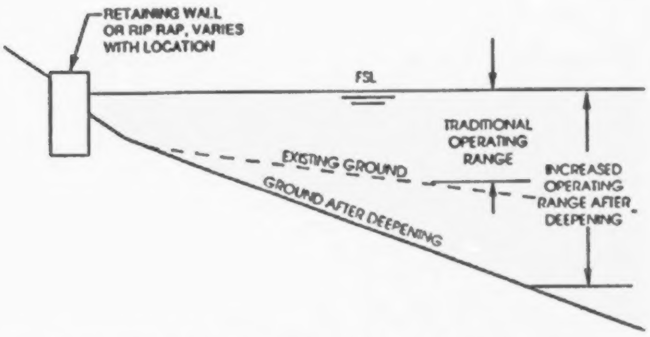
In 1962 the lake held an estimated 1.7 billion litres of water, 1.5 billion litres in 1990, and 2.5 billion litres after the Big Dig.

Algae growth, if permitted to proliferate, is the main cause of reduced water quality. It is controlled by an ecological chain. Zooplankton feed upon algae. The small minnows and sticklebacks traditionally supported by Wascana Lake feed on the zooplankton. As the zooplankton numbers decrease, algae increase. However, if the water is deep and aerated enough to support natural predators of the small fish, then they seek refuge in shallow waters, which allows the protected zooplankton in the deeper waters to eat the algae, thus keeping the lake as whole cleaner.

The quantity of water in the lake is almost entirely dependent on the spring run-off in March and April. After that the creek supplies very little water and the lake is fed primarily by surrounding urban runoff.

During the Big Dig in the winter of 2003-2004, the West Lake was deepened by about 5.5 metres. A smaller area east of Spruce Island was excavated even further to create a winter refuge for fish. The addition of two new fountains, aerators, and a waterfall on the newly created Pine Island now promotes the oxygenation of the water which supports the ecological process that controls algae growth as described above.

Notwithstanding the recent Big Dig, the lake's capacity will gradually diminish because it is a natural sediment trap. Historically, storage capacity reduces by about 0.5% per year. If left unchecked, the lake will first become a marsh and later a meadow; a process already advanced in its upper reaches. The Big Dig postponed the urgency for dealing with the West Lake, but the process continues to advance visibly in the East Lake. A task for the next Plan Review may be to determine which future the people of Regina and Saskatchewan favour: the continued progress toward a marsh, or sustaining the lake through excavation.


RETAINING WALL OR RIP RAP, VARIES WITH LOCATION
FSL
TRADITIONAL OPERATING RANGE
EXISTING GROUND
GROUND AFTER DEEPENING
INCREASED OPERATING RANGE AFTER DEEPENING

32. Typical West Lake Shoreline Treatment (based on Wascana Lake Management Study, 1991)

3.4 Recreational Use

Year Round Use

The primary human use of the lake both winter and summer is as an adjacent focus for land based recreation: picnicking, walking, running, cycling and scenic driving. It acts as a setting and destination for these activities. As such, the lake is a major asset of the city and province, both for its citizens and as a tourist attraction.

Active/Passive Lake Use Zones

Use of the Lake is divided by the Broad Street Bridge. To the west, the West Lake is an area for boating (excluding power boats) in summer and for skating in a few areas that are prepared for that purpose. The bowl just west of Wascana Place may become a regular skating venue during the winter. To the east, the East Lake and entry of Wascana Creek is set aside for wildlife habitat. This arrangement is logical, fits the natural conditions, and is a satisfactory balance between the various interests in lake use.

The West Lake is a scenic resource, a source of irrigation water and a place for water-based active recreation.

The East Lake, east of the Broad Street Bridge, is a scenic resource, a source of irrigation water and the central feature of the waterfowl conservation area. It could also potentially provide an opportunity for quiet canoeing outside breeding season.

Summer On-the-Water Use

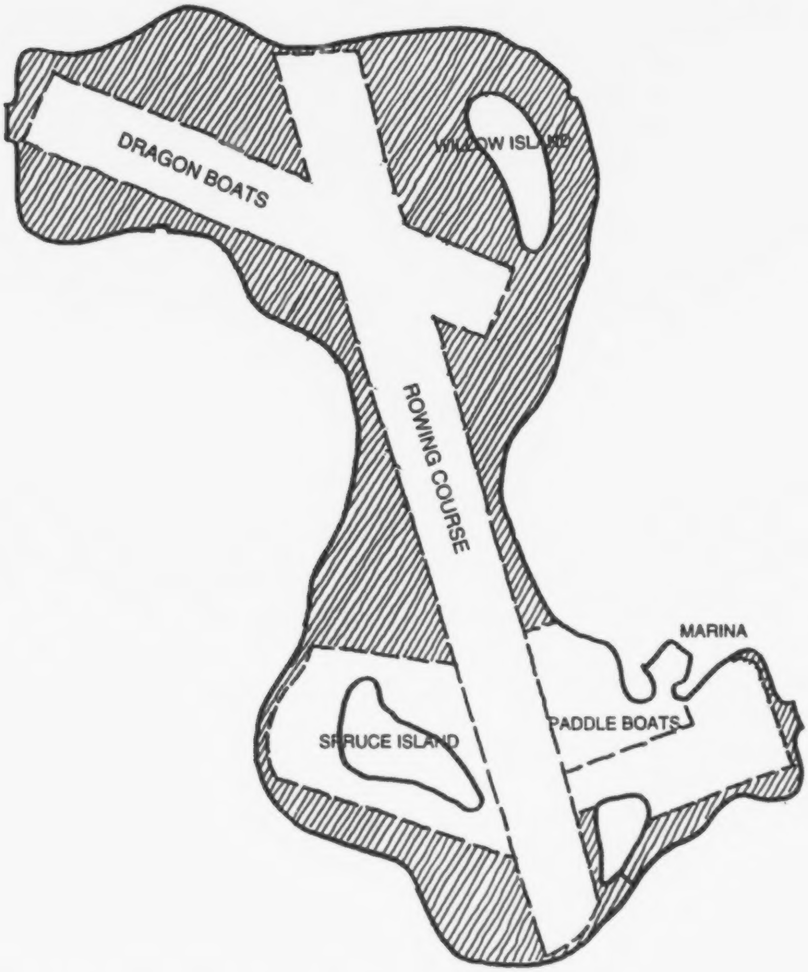
The primary use of the water in summer is for boating, particularly kayaking, canoeing and rowing. The Wascana Racing Canoe Club, for example, conducts a thriving set of recreational and competitive programs.

Wascana Lake's size, central location in the City, ease of access, supporting land based facilities such as the marina, docks and landings, and the shoreline landscape make the lake ideal for both recreation and competitive canoeing activities.

The Big Dig set out to achieve the following conditions, which should be monitored and maintained over time:

- Aquatic weeds restricted to 1.5 metres below the surface
- A 5.5 metre (18 ft) depth to the main race course
- The lake bottom along the shoreline clear of debris, with high priority around docking, landing, high-use and high exposure areas.
- Shoreline construction to ensure safe and easy access from the water to the shore for those recreational paddlers whose boats have tipped.

These conditions, especially the added depth and support facilities on the shoreline, now support a strong adaptive Sailing Club and create an excellent venue for major sailing competitions which may put Regina on sailing venue circuits.



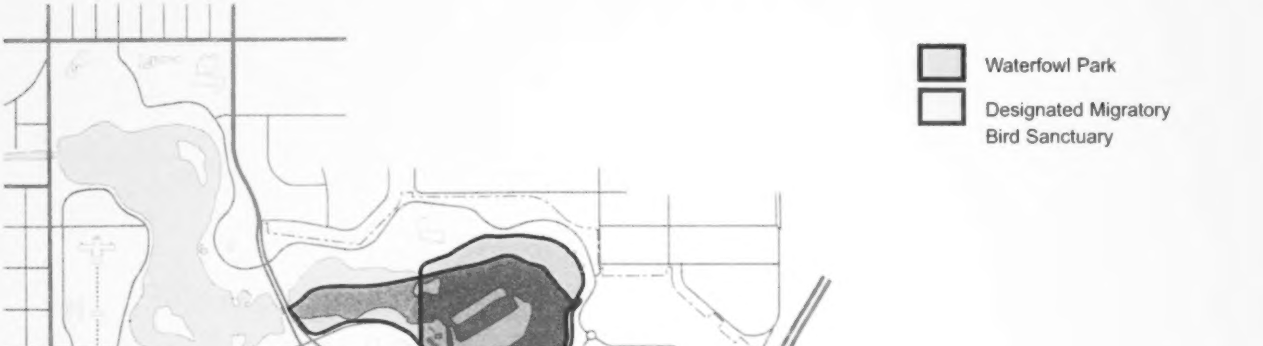
33. Primary Water Use Areas in Summer; West Lake

3.5 Wildlife Preservation and Educational Use

Wildlife, and particularly water fowl, use the lake extensively. While the lake provides habitat throughout its course, it is particularly rich in the shallower areas.

The Waterfowl Park not only provides a safe habitat for wildlife; it is an educational resource for subjects such as ecology, biology, and nature study. Various groups have suggested that:

- A shoreline vegetation management plan could be instituted to improve and maintain wildlife habitat and footpaths for observation.
- Interpretive facilities could be provided on and around the lake to reveal the lake's role as a stopover habitat for migratory birds.
- A winter ecology program could be established to interpret wildlife adaptations to prairie winter, dealing particularly with the role of the marsh in over-wintering.



34. Waterfowl Park and Migratory Bird Sanctuary

3.6 Land-Based Support Facilities

West Lake

A trail system encircles the West Lake, with a new pedestrian bridge at Albert Street and another at Broad Street. A lakeside promenade and overlook are located on the northern shore. Small docks are located below the Willow Island overlook. The Trafalgar Overlook, on the east shore, is on the opposite axis to the Legislative dome and has a protected pool beneath it. The racing canoe club boathouse, marina and marina restaurant are located nearby. The plan proposes the development of a multiuse, lake-oriented, recreational and commercial facility labelled "The Pier" in this vicinity.

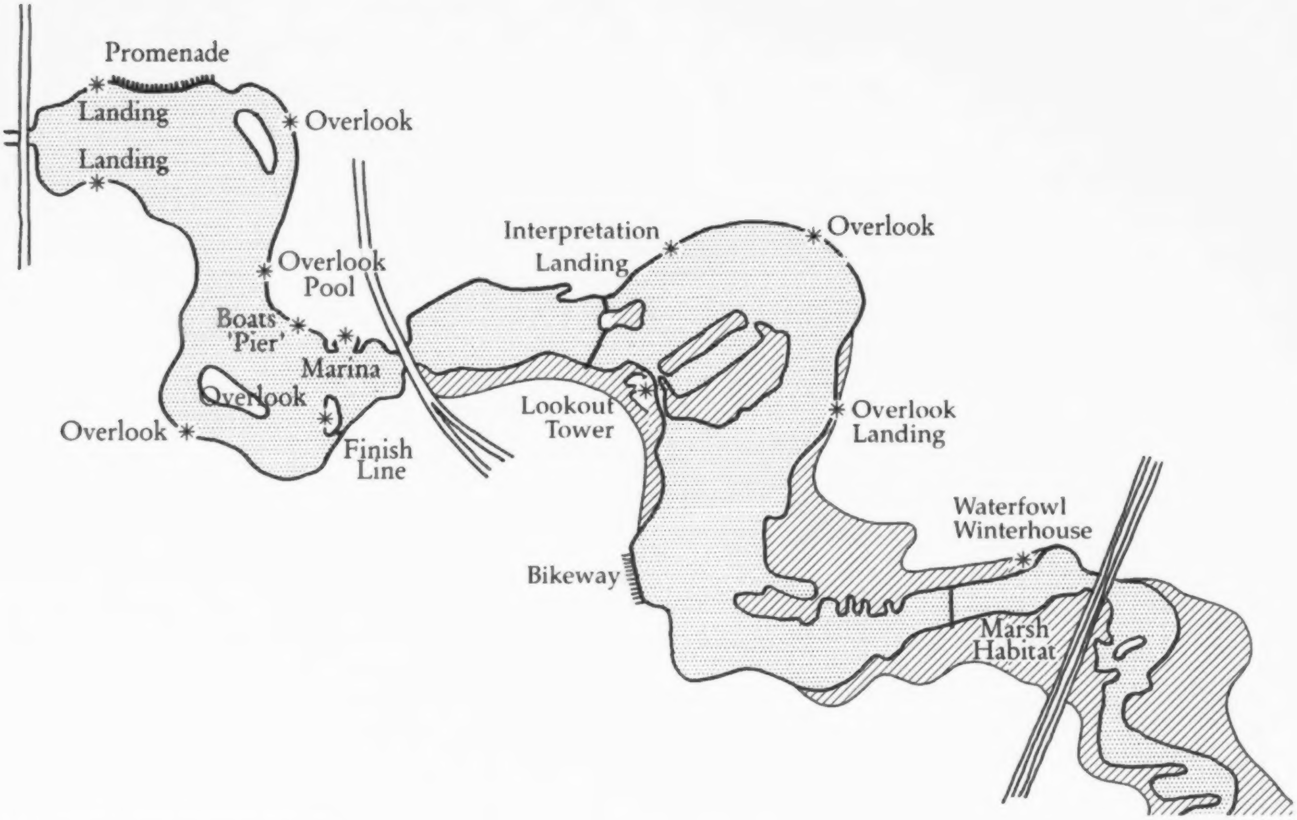
Another overlook is at the south shore. The newly created Pine Island with its water aeration cascade and boat race finish line facility is on the old Broad Street Bridge abutment.

East Lake

The proposed trail system encircles the East Lake, with two interpretive crossings of the lake and associated natural areas: one between the Science Centre and Waterfowl Display Zone over a small intermediate Island, the other between the University and Douglas Park. Two overlook structures are on the north and east shores. A canoe launching pad, for use outside of the nesting season, is proposed adjacent to the Science Centre and Imax Theatre. A waterfowl interpretation information centre is proposed adjacent to the canoe launching pad, with interpretation trails judiciously located within the waterfowl park zone. The east shore overlook/pumphouse also provides future canoe tie ups and access/egress.

The waterfowl display area is on the south shore, as well as a "Bikeway" along the lake edge. The East Lake is fringed on the south and east shores with marsh habitat for waterfowl. An over-wintering structure for otherwise migratory species is also located here, as well as a lookout tower to observe wildlife on Goose Island

South of Wascana Hill, the access to the Native Habitat Area continues to be restricted with a trail made of natural materials. Within or adjacent to the fenced Native Habitat Area an out-door classroom will be established to provide a venue for environmental education groups to meet.



35. Land-Based Support Facilities

Section 4

Planning Principles

This section discusses development issues concerning Wascana Centre as a whole, including mature and developing areas, land uses, development character, heritage preservation, landscape management, circulation and height limits.

4.1 Main Components of the Centre

The five purposes of Wascana Centre codified in the Act are "the development of the seat of government, the advancement of the cultural arts, the enlargement of educational opportunities, the improvement of recreational opportunities, and the conservation of the environment. Places which fulfill these purposes, together with places for the Centre's own operations and a few remaining non-conforming uses are distributed throughout the Centre, as shown right and keyed to the list below:

Development of the Seat of Government

1. Saskatchewan Legislative Grounds

Advancement of the Cultural Arts

2. Royal Saskatchewan Museum
3. Performing Arts Centre (Conexus Art Centre)
4. Sound Stage
5. Canadian Broadcasting Corporation
6. Darke Hall
7. MacKenzie Art Gallery
8. Future Outdoor Performance Venue

Enlargement of Educational Opportunities

9. U of R College Avenue Campus
10. U of R Main Campus
11. First Nations University of Canada
12. Regina Research Park
13. U of R Future Campus
14. SIAST Campus
15. Saskatchewan Science Centre

Improvement of Recreational Opportunities

15. Saskatchewan Science Centre / Imax Theatre
16. Wascana Lake
17. Wascana Park
18. Lakeshore Park
19. Goose Hill Park
20. Family Parkland
21. Douglas Park

Conservation of the Environment

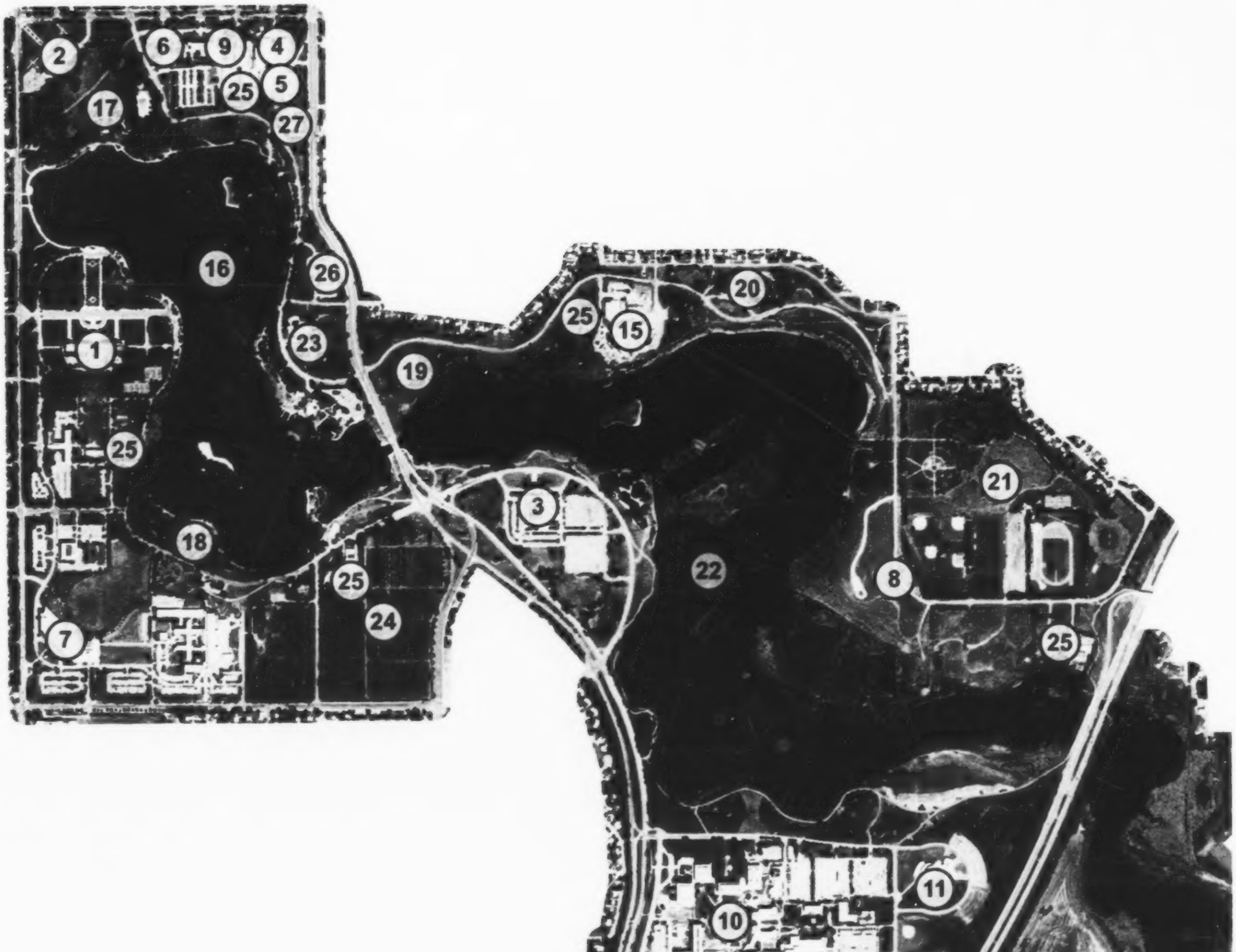
22. Waterfowl Park

Operation of the Centre

23. Wascana Place
24. Nursery
25. Work Depots

Non-conforming Use

26. Queen Building (DND)
27. Culliton Centre (CNIB)



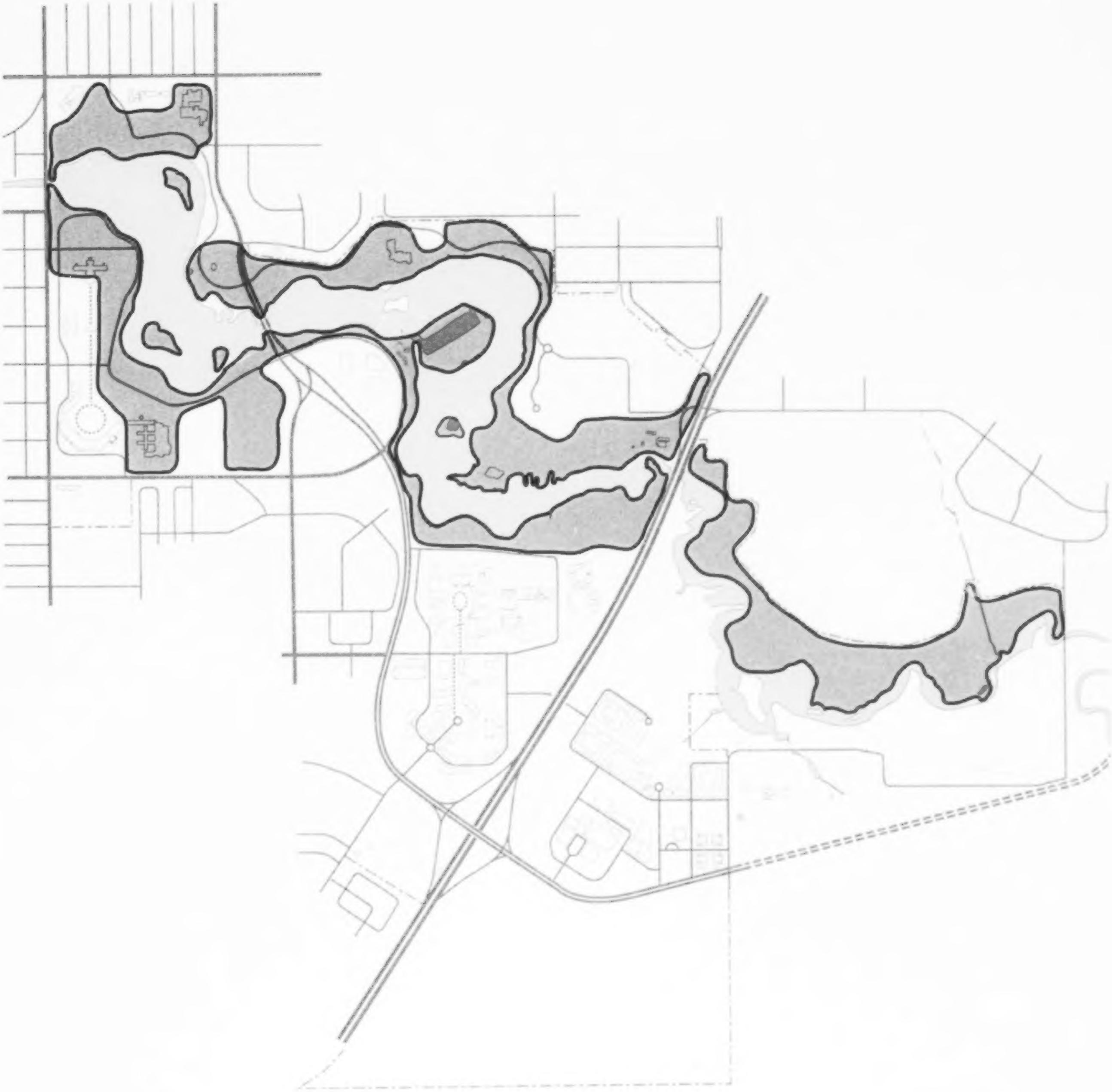
36. Main Components of the Centre (2005 Aerial images in the Plan are courtesy of *Space Imaging/Digital Environmental*, Saskatoon, SK)

4.2 Mature and Developing Areas

Much of Wascana Centre has reached a mature state, where further substantial development is not contemplated. In these areas, the purpose of the Master Plan is to confirm and protect the status quo. In some areas, land is reserved for future use without establishing a development pattern. In other areas the Plan demonstrates a future built form.

Mature Areas

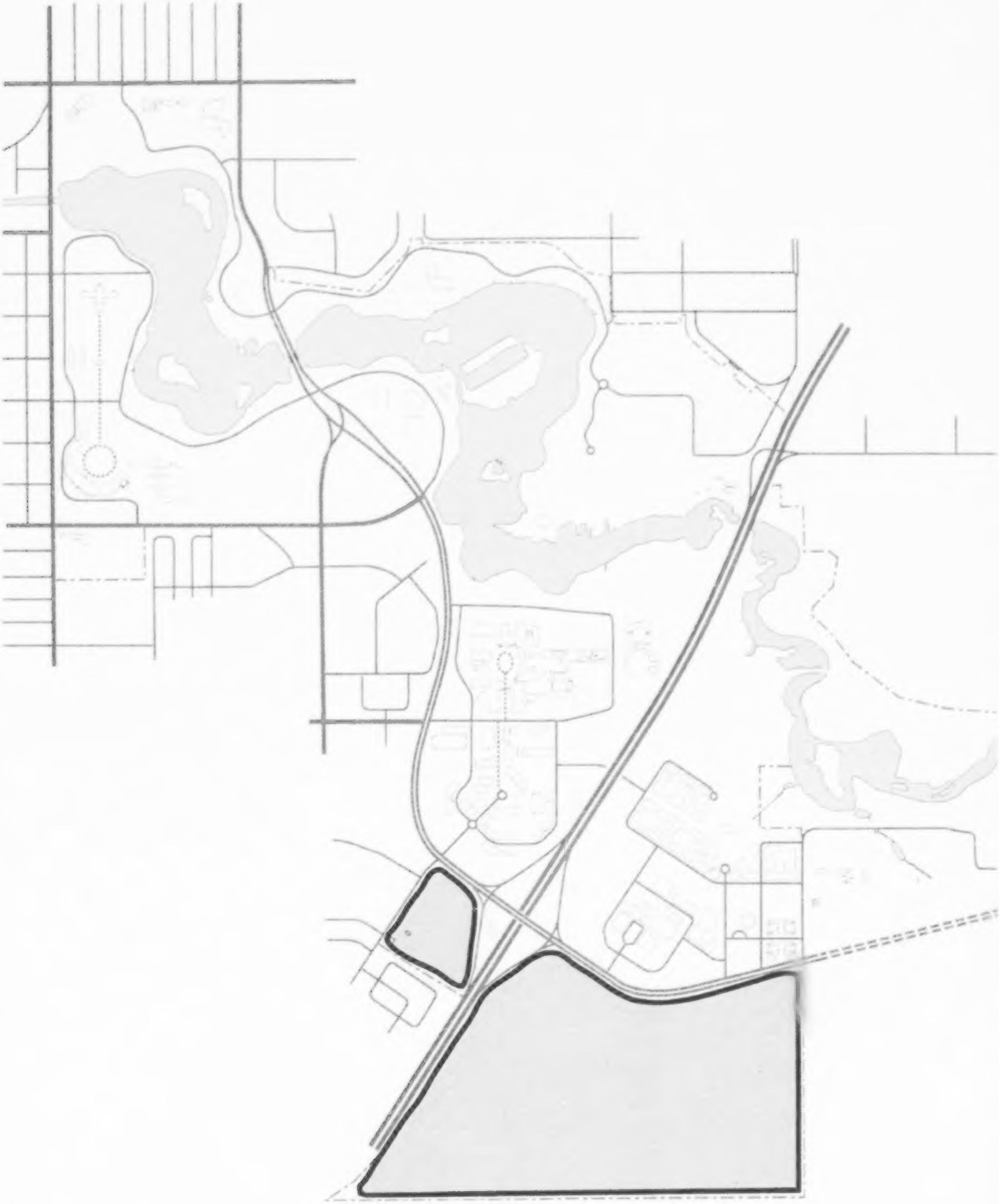
Past plans for the areas illustrated below have been implemented. They do not need re-planning, because substantial change is not expected, although they may require maintenance or minor improvements.



37. Mature Areas

Reserve Areas

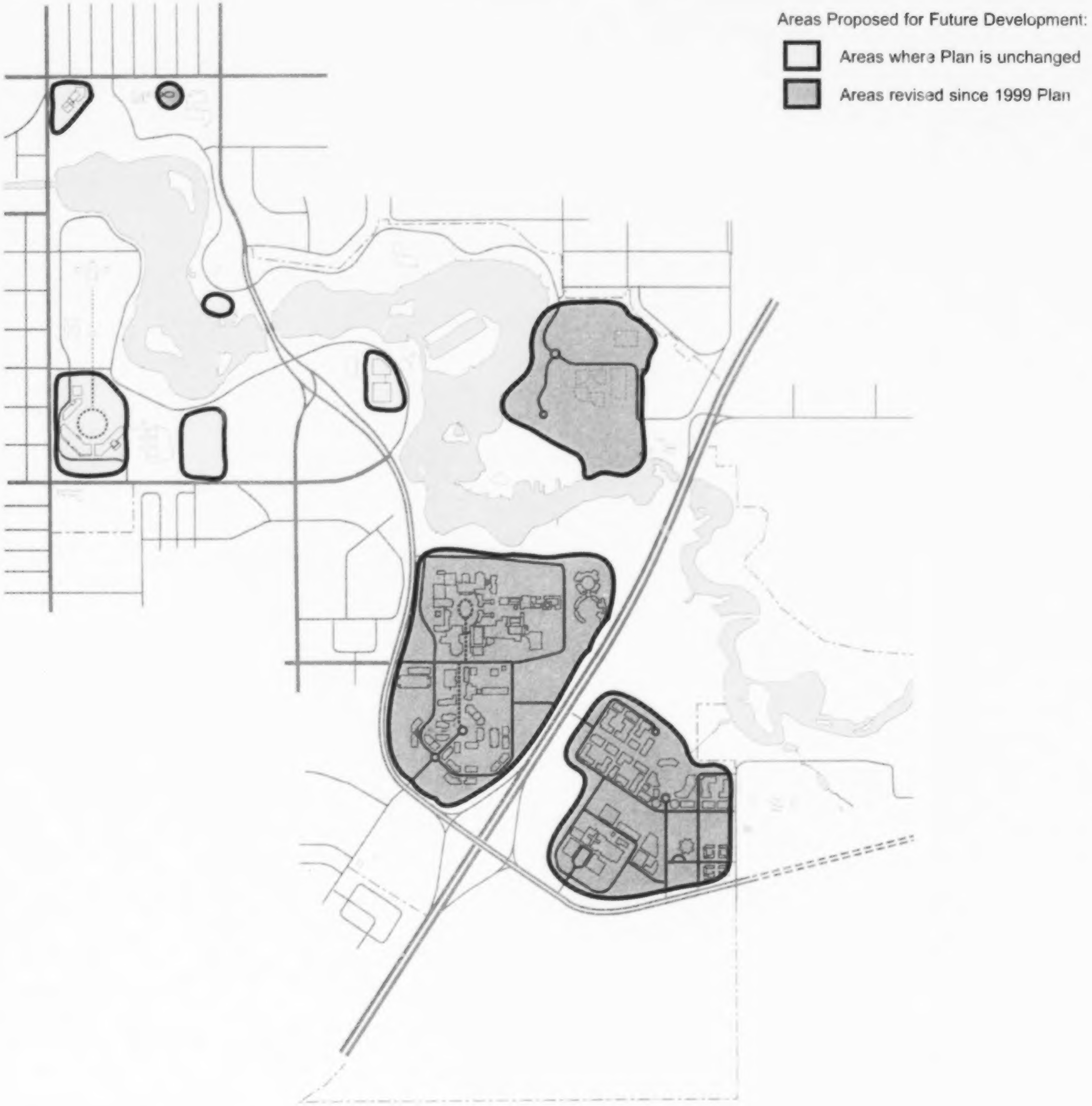
The parts of the Centre for which no immediate development is contemplated fall in the southern extremity of the Centre. It is premature to plan out the circulation and building pattern until a more definite program has been established.



38. Reserve Areas

Developing Areas

Those parts of the Centre which are neither mature nor reserved are places where future building or park development can and should occur. Within these parts, the diagram below distinguishes between those places where proposals of the 1999 Plan have not been revised and where they have.


Areas Proposed for Future Development:
Areas where Plan is unchanged
Areas revised since 1999 Plan

39. Developing Areas

4.3 Land Use Pattern

The distribution of uses across the Centre has been shaped by the combined influence of the lake dividing the land and the ownership pattern, much of which predates the establishment of Wascana Centre.

The Centre now represents a dynamic balance among these uses in which each enjoy its own integrity and intrinsic value, but are also mutually supportive and complementary. To remove the public institutions from the Centre would be to rob the parks of much of their life and vitality; to submerge the parks in too much development would be to lose vital resources and degrade the image of institutions set in generous and well developed landscapes.

The Land Use Pattern diagram opposite categorises the various land uses which make up Wascana Centre. There is no particular hierarchy among them: each land use is important, and no single use is dominant.

1. **Institutional development** includes buildings developed for academic, research, cultural or governmental uses as well as the roads, parking lots and landscapes directly associated with them.

2. **Athletic facilities** include playing fields and running tracks and the associated roads, parking lots, grandstands and other support facilities.

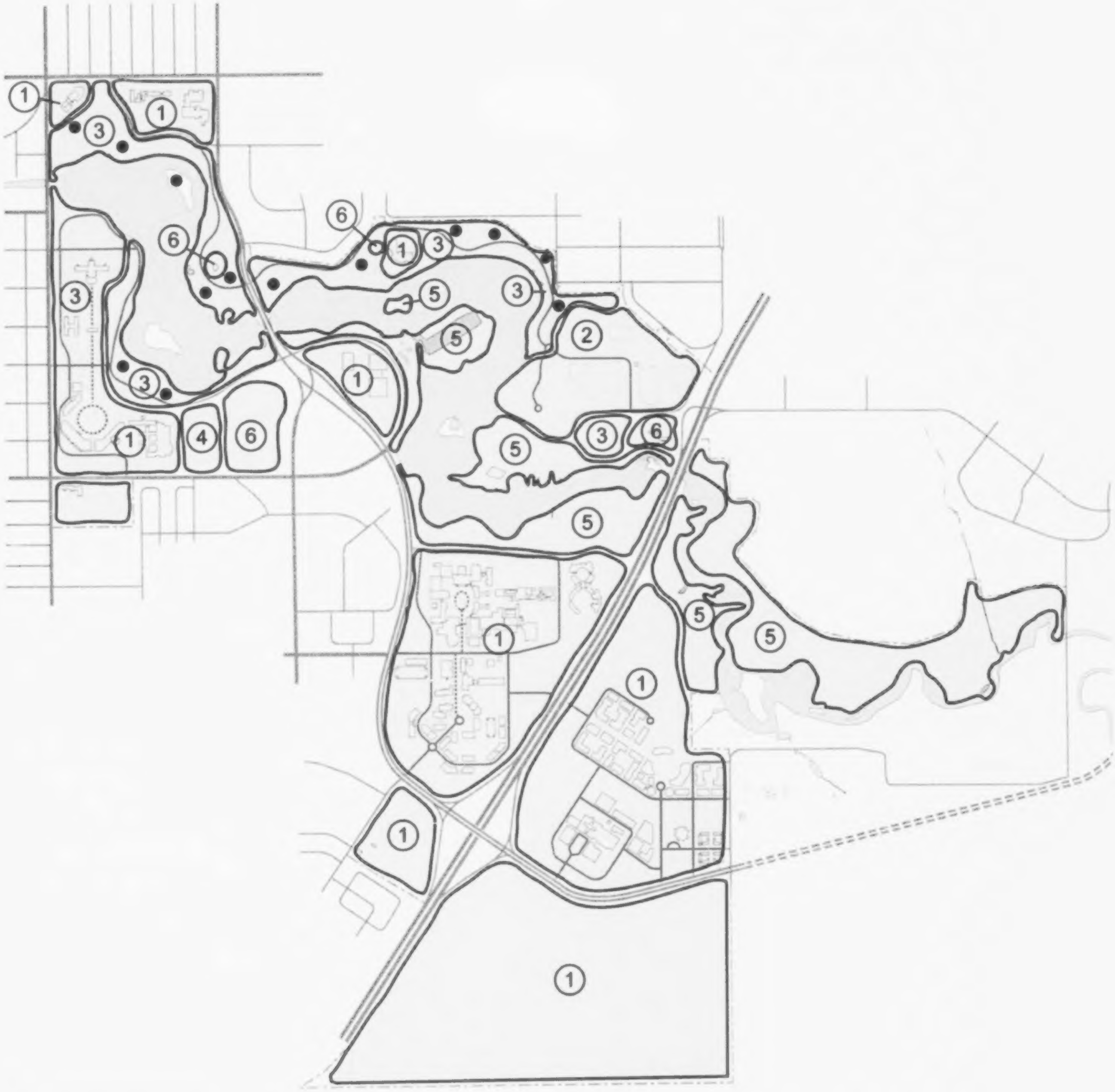
3. **Passive Recreation** areas include a variety of landscapes with shade trees, lawns, roadways, parking lots and walkways, used for a wide range of casual park-based activities.

4. **Special Features**, usually recreational or educational in purpose, are distributed across the Centre and include the bandstand, outdoor performance venue, arboretum, the pier and others.

5. **Research/Viewing areas** include the Waterfowl Park where active use by people is intentionally limited.

6. **Authority Management** areas accommodate uses necessary for the administration and maintenance of Wascana Centre.

● **Picnic Areas and Playgrounds** accommodate specific recreational activities and are usually associated with athletic facilities or passive park areas.



40. Land Use Pattern

4.4 Landscape Pattern

The landscape pattern of the Centre today reflects both the fluid shape of the lake and the orthogonal geometry of the rural land survey and much of the city and surrounding prairie. Time has reconciled these contrasting geometries to create an environment which is rich and diverse, and which is distinguished by its pastoral, park-like qualities and yet connected to the city around it.

Roads, walkways and landscapes directly associated with building groups generally support the city geometry, reinforcing the sense of order and connectedness that ties the Centre's institutions to the surrounding community. In contrast, the larger landscapes of the Centre have evolved according to the informal geometries of the lake and prairie terrain. They comprise the greater portion of the Centre, they tie together the various building groups, and in so doing create the coherent and memorable image for which the Centre is known.

Within this paired composition, the landscape can be categorised into six types:

1. Parkland, generally characterized by trees, lawns and ornamental plantings laid out in informal geometries, comprises a large portion of the landscape and is one of the major ingredients in the memorable image of the Centre;

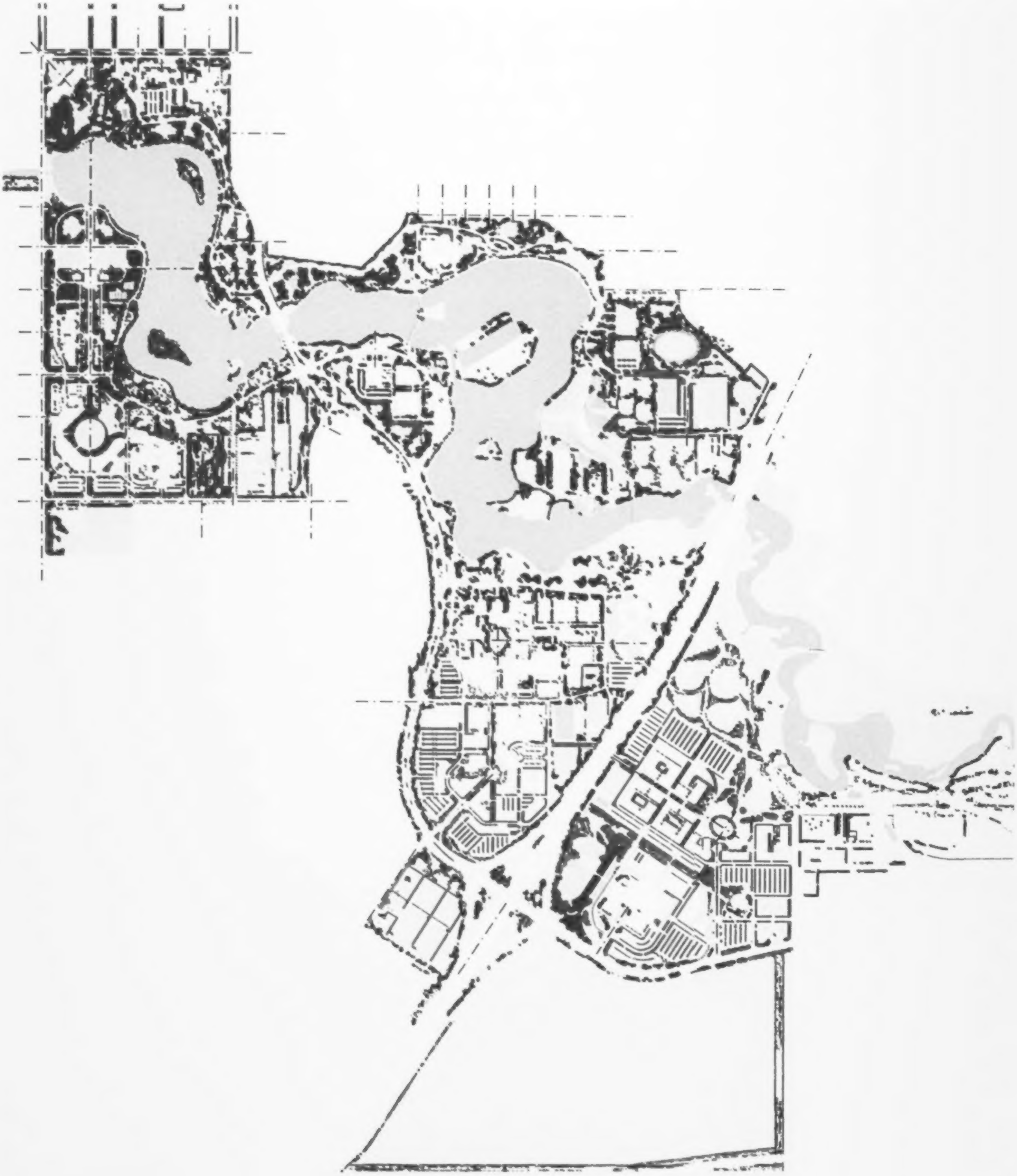
2. Formal Landscapes are created primarily as foregrounds for major buildings, and include the Legislative lawns and gardens, and the Museum forecourt;

3. Structural Landscapes reinforce visual axes as well as those linear and focal elements around which buildings are organized. Examples include the Mall and Meadow in the Legislative Grounds, and the Mall and Academic Green in the University;

4. Edge Landscapes are usually linear compositions of trees, shrubs and lawns that define the boundaries of fields, spaces or distinct areas such as the Legislative Grounds, the University, the Nursery, or Wascana East;

5. Prairie, Prairie rehabilitation, or Prairie-like landscapes which have or can have the character of the original landform and vegetation before major settlement.

6. Marshes and Wetlands are rich water-based landscapes that are particularly organic in form and largely two-dimensional in character.



41. Landscape Pattern

4.5 Building Pattern

The predominant building pattern west of the Trans-Canada Highway conforms (in counterpoint to the loosely wandering lake) with the orthogonal grid of the city's street pattern, which in turn originates from the original rural land survey. Except as noted below, new buildings in this areas should continue this pattern.

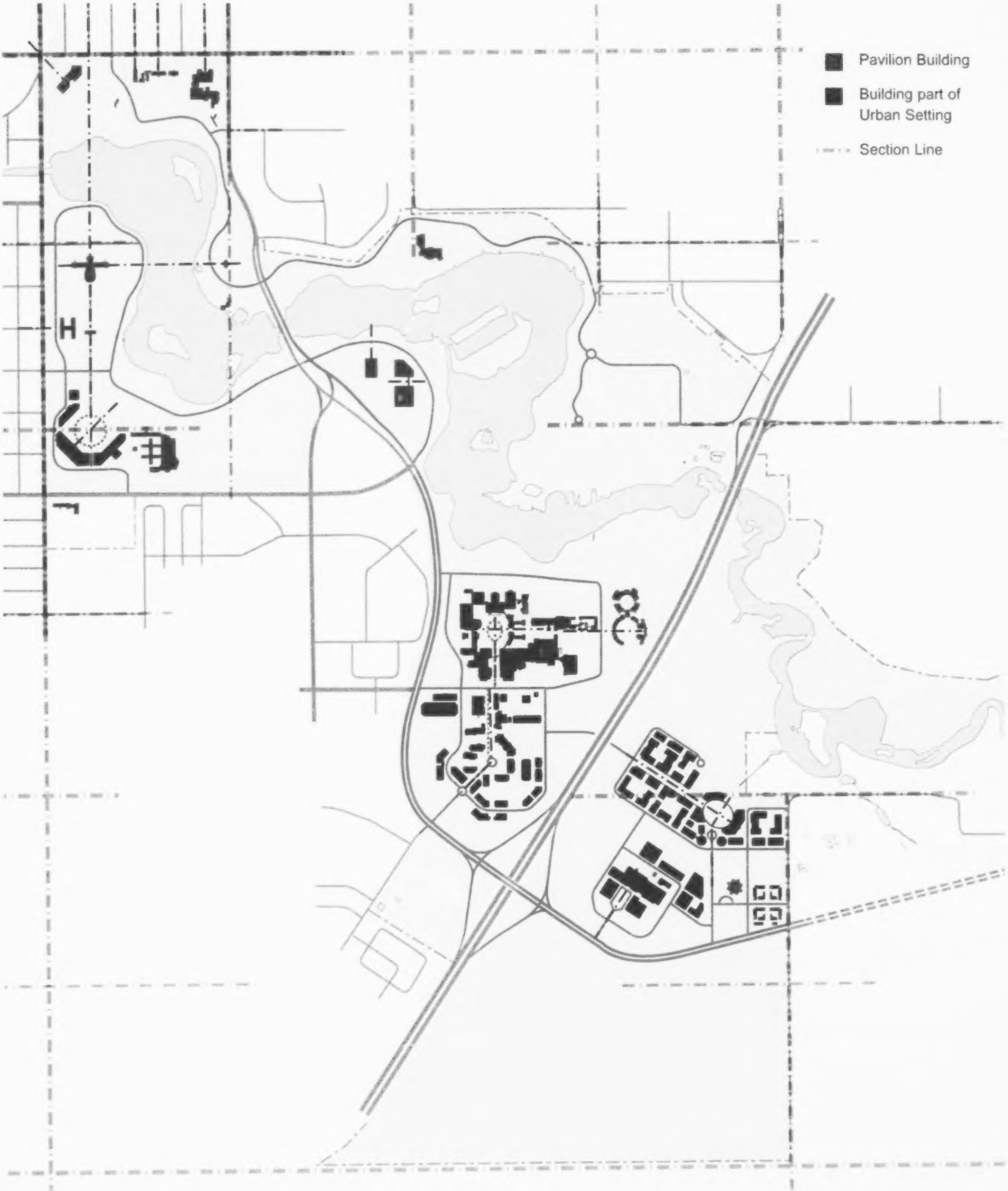
The pattern is broken in three places west of the highway: the Royal Saskatchewan Museum, the T.C. Douglas Building, and the Terrace in the Research Park, where additions should respect both the diagonal geometry and work to relate it back to the street layout. The First Nations University, although on a north-south axis, is an anomaly in its circular form. The addition of buildings with circular form, other than to the First Nations University, should be discouraged.

The pattern of development east of the highway and the south section of the Research Park responds to the highway and parkway alignment.

Within this broad organization, built form can be classified in two types:

1. **Pavilion Buildings** like the Legislative Building or the Conexus Arts Centre, which are seen as independent elements in a broad landscape setting;

2. **Urban Settings** include groups of buildings, like the University of Regina, which work together to create defined corridors and open spaces.



42. Building Pattern

4.6 Heritage Buildings and Landscapes

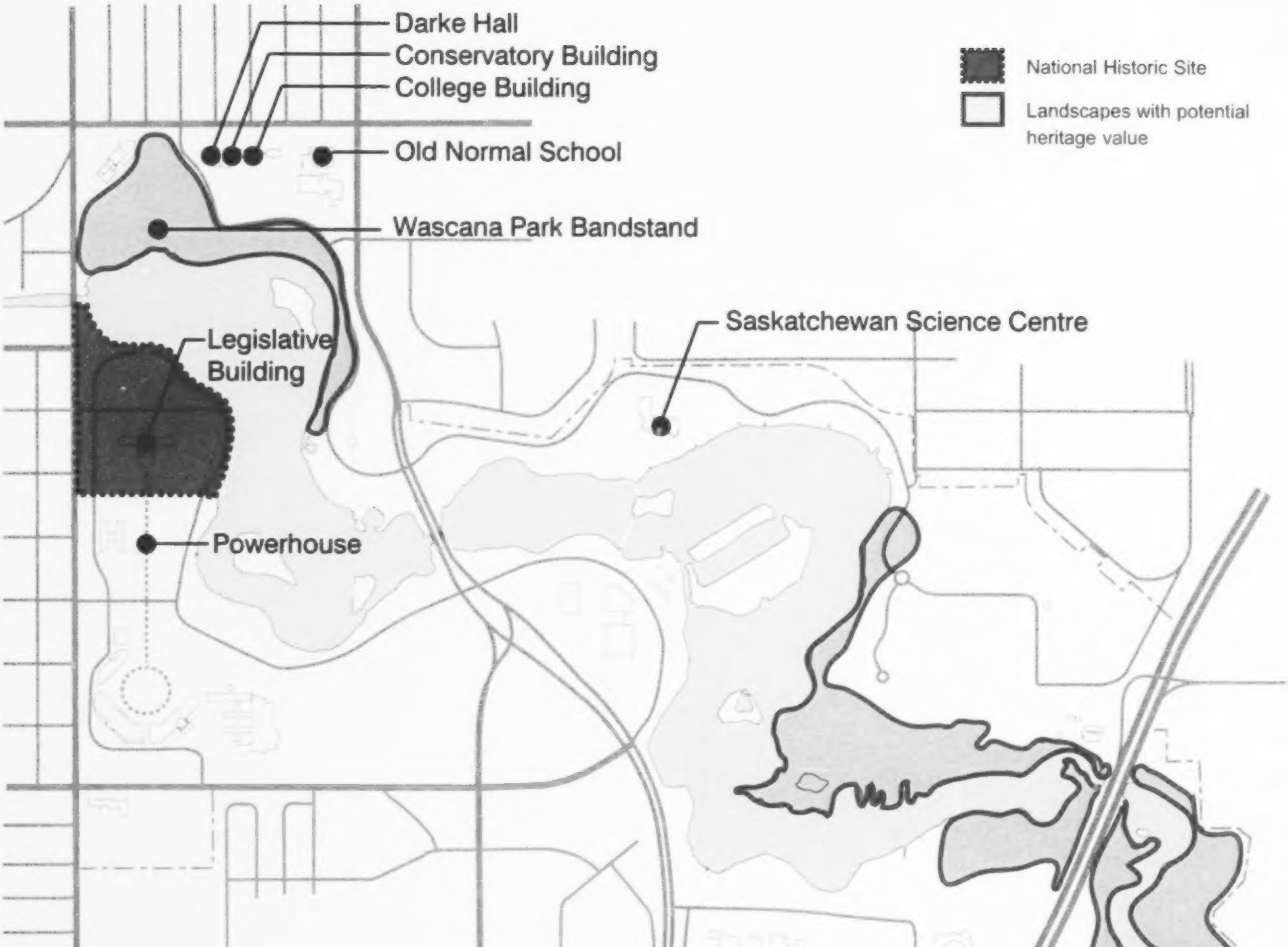
The Master Plan defines what should be preserved as well as what should be built. There are now many buildings, monuments and other features that warrant protection by virtue of their age or historical association. Protection of these elements enriches the experience of users today and safeguards an important legacy for future generations.

The Authority's Bylaw 21 stipulates that the demolition or removal of any structure that is "approved" (by being shown in the Master Plan) requires a demolition permit which will be issued by the Authority only if stringent conditions are met.

Bylaw 22 deals specifically with heritage properties and sets out procedures for designation and demolition that are closely coordinated with the provincial Heritage Property Act. While the Authority holds the right to approve designation and demolition, its decisions must be made in the context of advice from the WCA Heritage Property Advisory Committee and comments from public interest groups. To assist the Authority and to make explicit the Centre's intentions, buildings and structures with perceived heritage value are formally identified and compiled in a comprehensive inventory.

The accompanying diagram identifies buildings and grounds identified in the inventory of places with special heritage value. They will be subject to in-depth review by the Authority and its advisory committee if redevelopment of or alteration to them is contemplated. The Legislature and its Grounds, from the Lake to Avenue B, are both federally and provincially designated as a heritage resource.

Planning and design for landscape projects should also investigate and consider the incorporation of heritage resources where they occur.



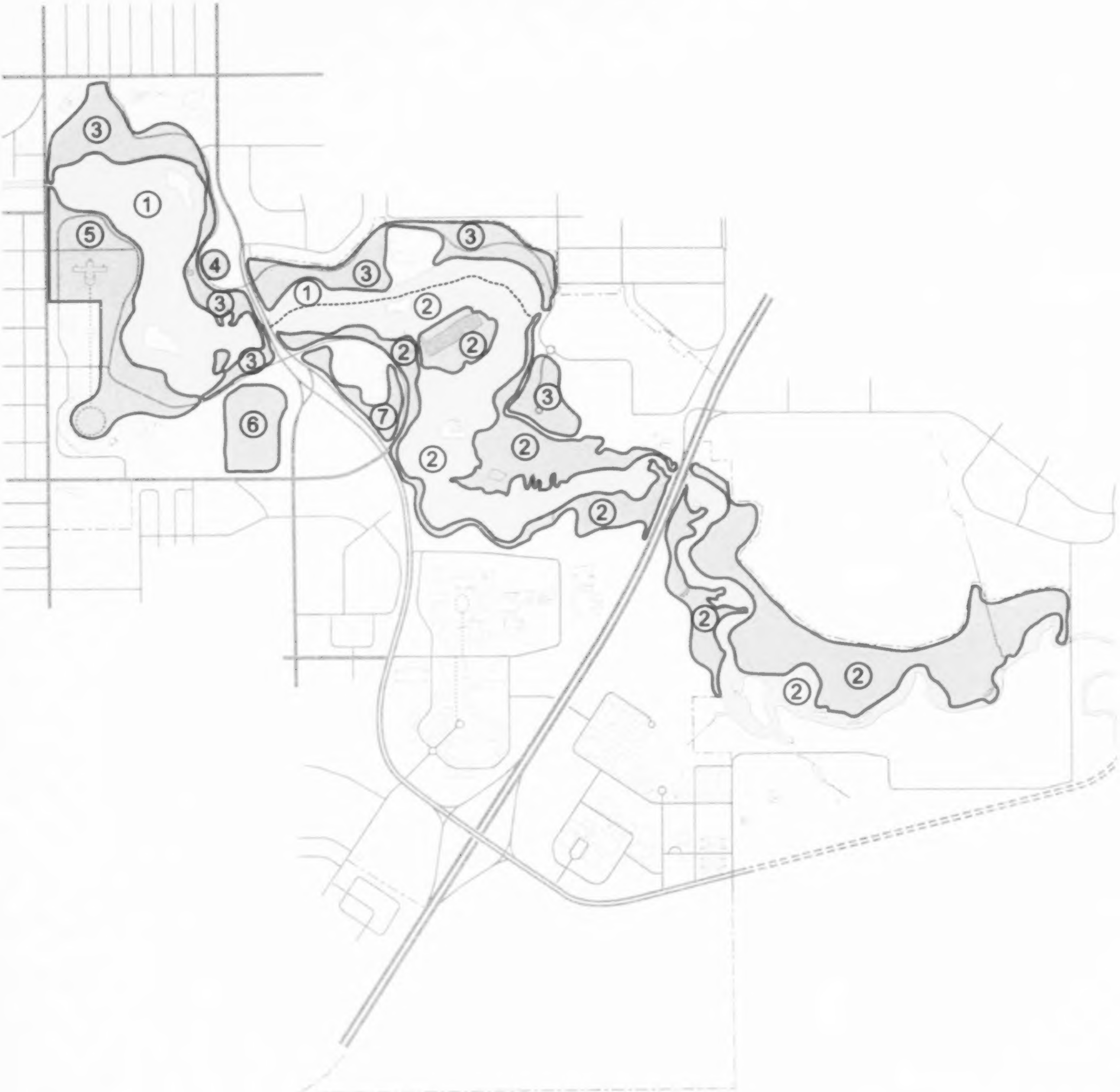
43. Heritage Buildings and Landscapes

4.7 Preservation Landscapes

In the early plans, much of the landscape was considered to be available for development as building sites. Today, wholesale development is restricted to a few areas. Much of the landscape has matured to a point where their intrinsic value exceeds their value as development sites. These may or may not be "heritage landscapes." They should nevertheless be considered permanent, no longer considered as potential development sites for development other than incidental to their recreational, educational or ecological purpose.

Unlike heritage buildings, which should be maintained in or near their original condition, development of these landscapes should continue. In some cases, such as Prairie grass rehabilitation areas, they need change in order to reach their full potential. Their conservation should allow for the continuing adjustment that is an essential aspect of all landscape management. Continuing maintenance and new development should be in keeping with the existing quality and essential characteristics of these valued landscapes. In this Master Plan, the following landscapes are identified as warranting conservation or rehabilitation over the long term:

1. **The Lake and Creek** is the prime defining feature of the Centre, offering essential scenic and recreational opportunities;
2. **Waterfowl Park** is an excellent and well developed example of a prairie marsh landscape and provides opportunities (unique within an urban setting) for plant study and wildlife viewing;
3. **Wascana Park, Family Parkland, Goose Hill Park, and Wascana Hill** are essential to the park-like image of the Centre and provide many opportunities for strolling, viewing and picnicking as well as programmed recreational activities;
4. **Wascana Place** is the administrative focus of the Centre;
5. **The Legislative Grounds** are the setting of the provincial seat of government, and reflect the diverse landscape characters, both formal and informal, that make up the Centre;
6. **The Nursery** serves a very important purpose, providing a continuous supply of plants for ongoing landscape maintenance and development at the Centre.
7. **Performing Arts Centre parkland** provides a setting for the building and a pleasant viewshed to drivers travelling north on Wascana Parkway.



44. Special Landscapes to be Protected

4.8 Landscape Character and Management

Like most other major landscapes in the country, Wascana Centre was designed according to well established design theories that are now being challenged both environmentally and economically. The design of much of the Centre's landscape derives either from romantic visions of an idealized nature typified by mown lawns, informally organized masses of trees and shrubs, and freeform water bodies, or from notions of classical order that include disciplined geometries and detailed ornamentation. Both of these approaches tend to exclude natural, low rainfall prairie ecologies and demand high levels of maintenance.

Design and Maintenance Strategies:

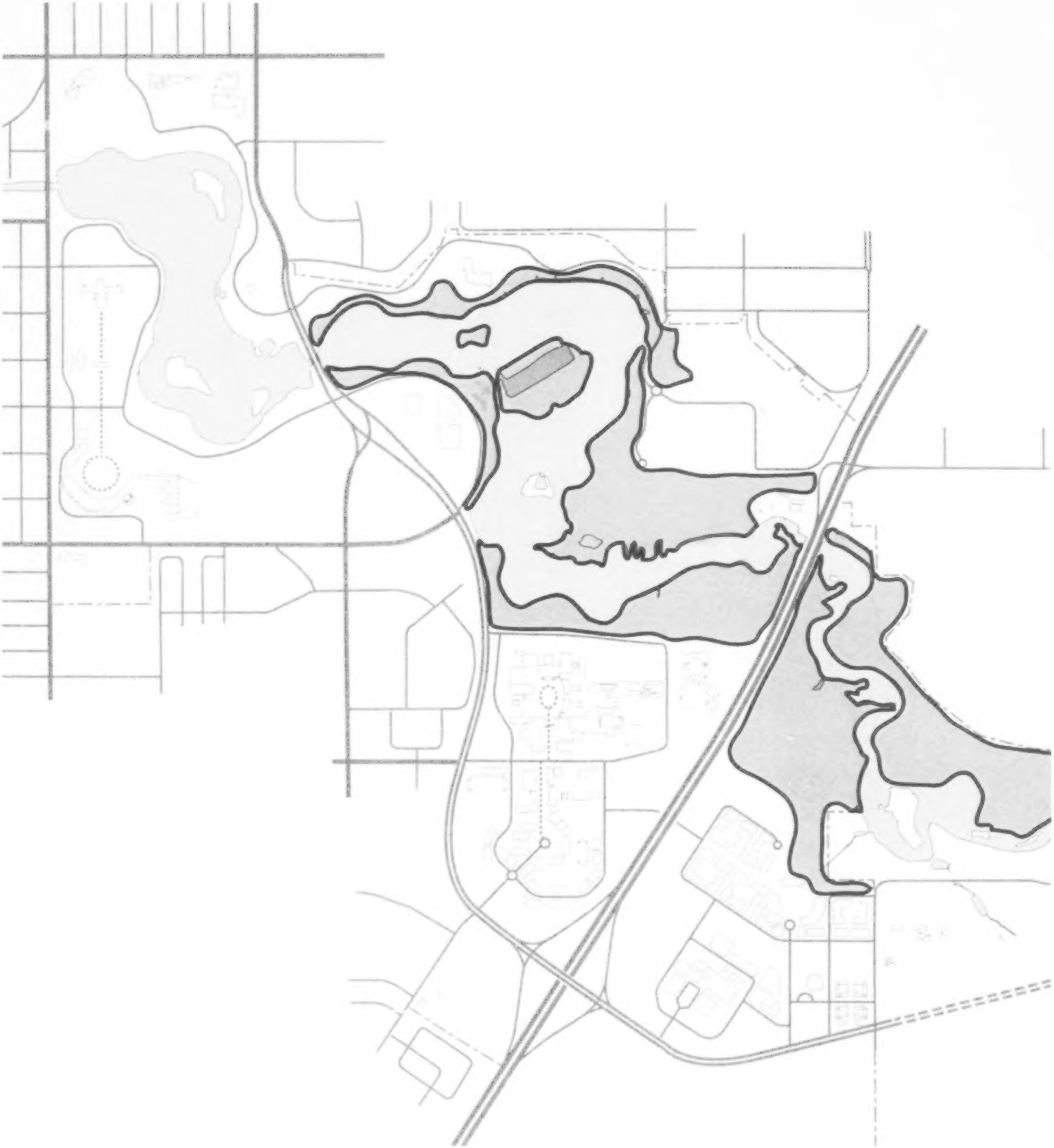
- select drought-tolerant and fertilizer-free plant species
- adjust mowing frequency to match usage and prominence
- replace turf with native grasses and other groundcovers, where appropriate
- employ more efficient irrigation technology
- continue to capture stormwater rather than piping it away
- encourage snow drifting on planted areas
- design to suit existing site and micro-climate conditions
- allow interfaces between landscape types to establish themselves
- establish grove plantings to reduce evaporation, capture snow and increase habitat diversity

45. Strategies for Naturalization, Water Conservation and Reduced Maintenance

The approach to landscape development should be further broadened to recognize the growing public interest in landscape diversity and in landscapes native to the region, and to respond to the economic and water supply constraints that will likely persist well into the future. Where landform is modified, the use of gentle swells, rather than pronounced berming, will provide a sense of the prairie terrain. Where appropriate, the use of local "earth-based" materials, field rock and gravels will provide a traditional and practical unifying design theme. Wherever appropriate, the landscape should be developed and maintained using native regional landscape types that will thrive under local conditions, while focusing intensive maintenance efforts on landscapes which really require it. Indigenous trees and shrubs in groves and rows is a proven technique for sustainability, and could unify the image of shelter plantings. This will eventually lead to increased environmental conservation in Wascana Centre.

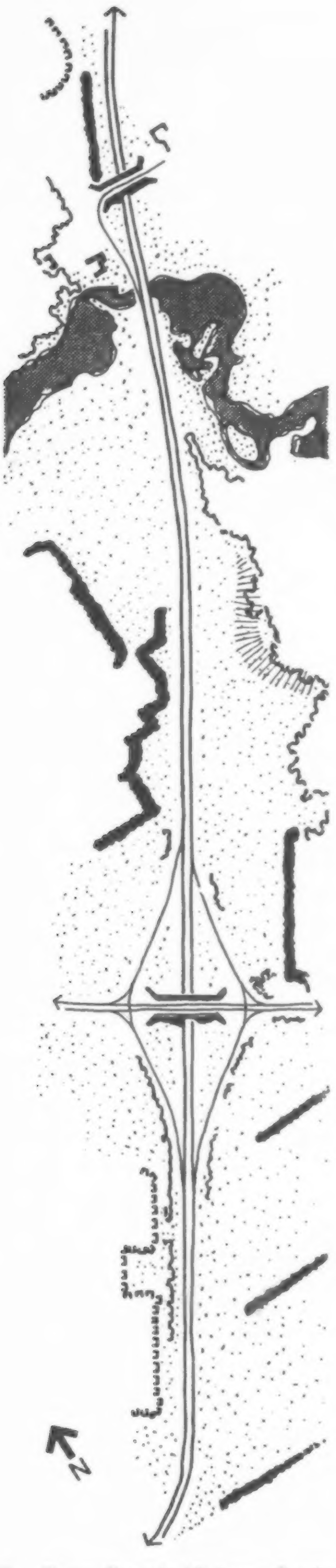
Moving towards a new landscape approach will require the disciplined application of new strategies, many of which are already in limited use. A sampling of these is provided in the sidebar. There will thus be a hierarchy to the landscape:

1. Maximum: Areas receiving the highest attention have visual prominence or demanding functional requirements. They include the entrances and immediate settings of major institutions, key edges along city streets and sports fields. Maintenance features include regular lawn mowing, soil tilling and plant pruning, as well as intensive irrigation and fertilizing.
2. Medium: Landscapes in this category include parking lots, picnic areas, pastoral parkland, buffers and windbreaks. Strategies include reduced lawn mowing, turf substitutes, minimal irrigation and fertilizing and use of drought-tolerant plants.
3. Minimum: These are landscapes that should be left to develop on their own, or with a minimum of attention. They include the marsh habitats, which require virtually no maintenance, and a number of small scale demonstration areas. Areas suitable for low-maintenance naturalized grassland are shown in the accompanying diagram. Where appropri-



46. Landscapes with minimum maintenance

ate to site uses, this should include cultivated grasses and wildflowers similar to and combined with available species of the remnant native grasslands existing along the upper reaches of Wascana Creek.



47. Trans-Canada Highway Spatial Sequence

4.9 The Road System

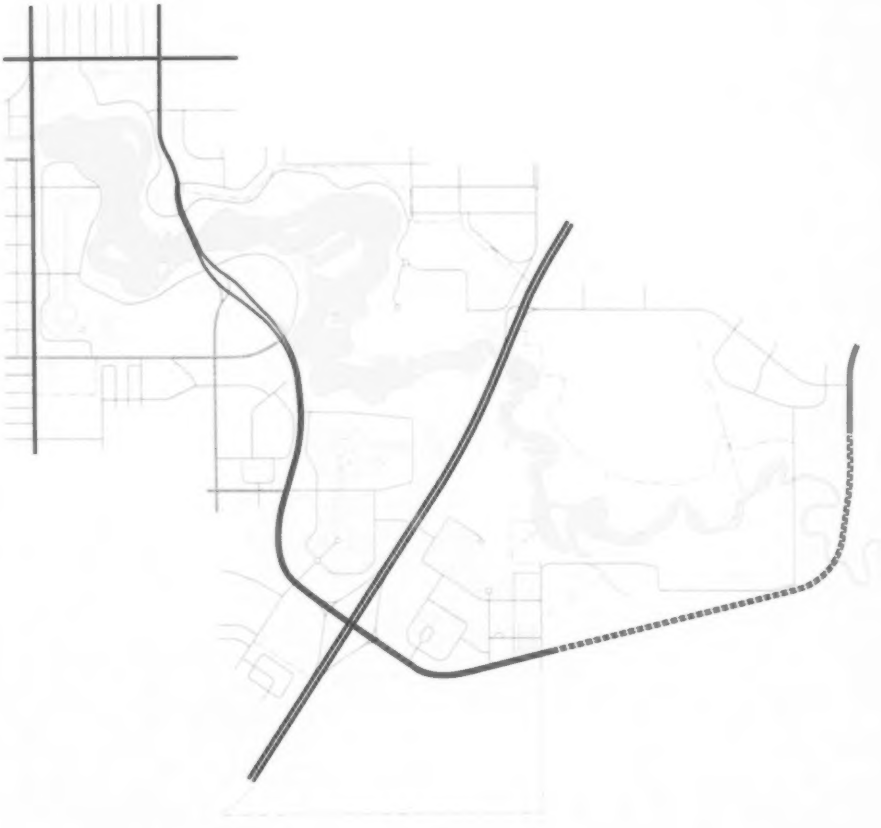
The roads in Wascana Centre serve either as through routes, scenic drives, access roads, or a combination of these categories.

Through Routes

The diagram opposite identifies the main through routes in and around Wascana Centre.

TransCanada Highway: Wascana Centre is a key element in the approach to Regina and contributes to a favourable first impression of the city. The Centre's main role in relation to this highway is to provide an open and scenic setting. Buildings are accordingly set back so that the foreground, as seen from the highway, consists of tree groupings, lake, open plain, meadow or playing fields.

Wascana Parkway/Broad Street is a major entrance into downtown and has a more intimate relationship to the Centre than does the TransCanada Highway. It is a major arterial carrying a high volume of traffic, it is also an important scenic entry drive. Landscaping and buildings can be brought



48. Major Through Routes

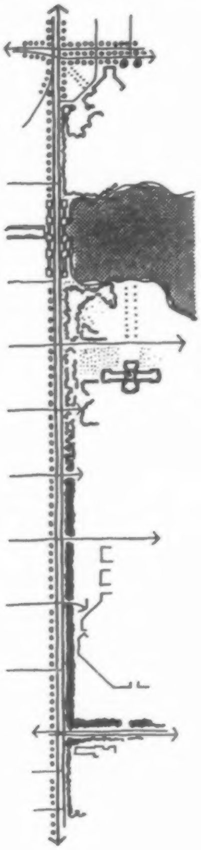
closer to this road, and tree species should be selected to provide a sequence of strong colours—flowering trees and shrubs in spring, bright foliage in summer and autumn, and branch colour and texture in winter.

Throughout its length, the Parkway's broad sweeping scale is reinforced by large scale planting and building masses which, when seen against the open lake and grassed areas, form a complex sequence of open and closed spaces. The roadway changes in character near Wascana Place, from a parkway of sweeping curves landscaped on both sides, to a straight urban avenue aligned with the City grid and flanked by buildings. This change of character is acknowledged by the shift to regularly spaced boulevard tree planting.

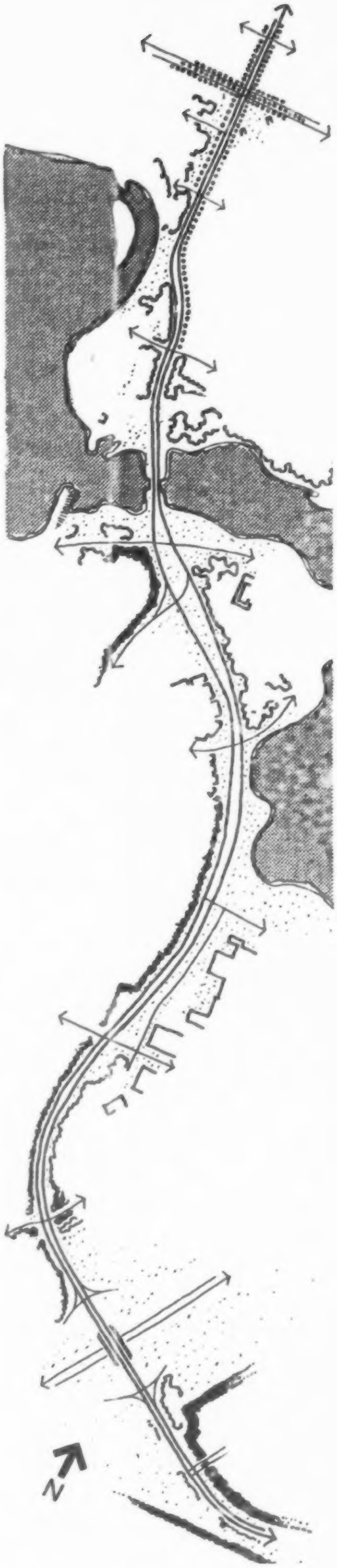
Albert Street skirts the Centre, and is another important entry road to the city centre. The emphasis of ongoing development on this street should be to reinforce what already exists—the boulevard planting, the character of adjacent parkland, and the historic Albert Memorial Bridge.

The east side of the road takes on the character of Wascana Centre. At the south end, an evergreen tree belt with dense foliage effectively screens the large parking areas behind.

Further north, deciduous trees with high canopies frame the street while permitting views through to the Legislative Building and Grounds. The overhead tree canopy continues north of the Bridge to permit similar views into Wascana Park. On the west side of the street, boulevard planting complements and reflects the regular pattern of streets and buildings beyond. This planting pattern should be reinforced in the course of normal maintenance and replanting.



49. Albert Street



50. Wascana Parkway

4.10 Scenic Drives

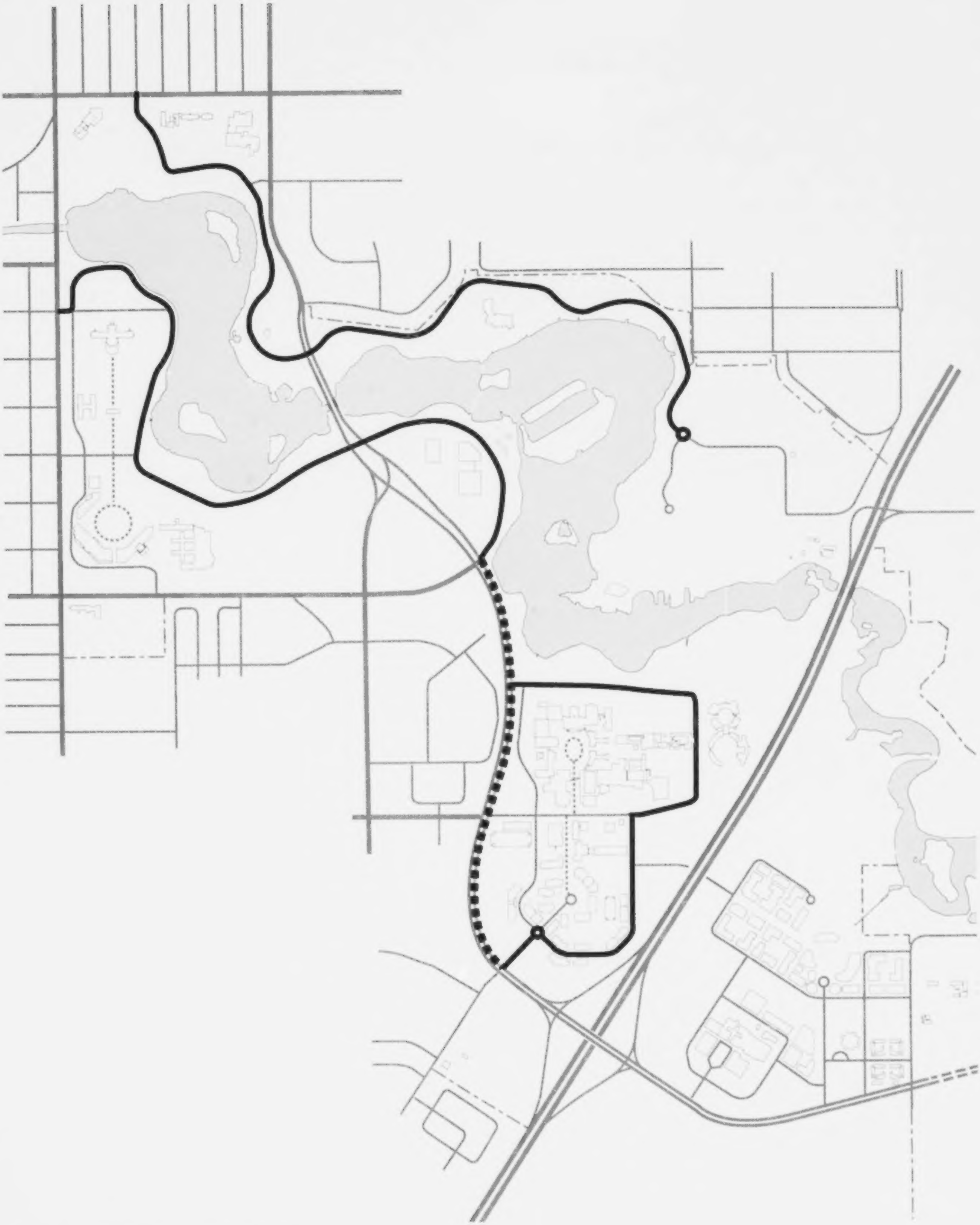
The scenic drives provide a special recreational opportunity for residents and visitors to Regina, especially for those who might not otherwise be able to enjoy the Centre. The designs should be:

Attractive, taking advantage of the best views and most beautiful areas, and accessible to as many people as possible;

Un-congested, designed to discourage use by commuter traffic; and

Continuous, to prolong the recreational driving experience.

In Wascana Centre, all roads are 'scenic' in that they all offer excellent views of attractive landscapes and well-designed institutional developments. Therefore, while designated 'scenic routes' should receive particular attention to enhance their special purpose, all roads in the Centre should also be designed to maximize their scenic and aesthetic qualities.



51. The Complete Scenic Drive System

4.11 The Trail System

The most popular use of Wascana Centre is for strolling, jogging, cross-country skiing, bicycling, and rollerblading along the trail system.

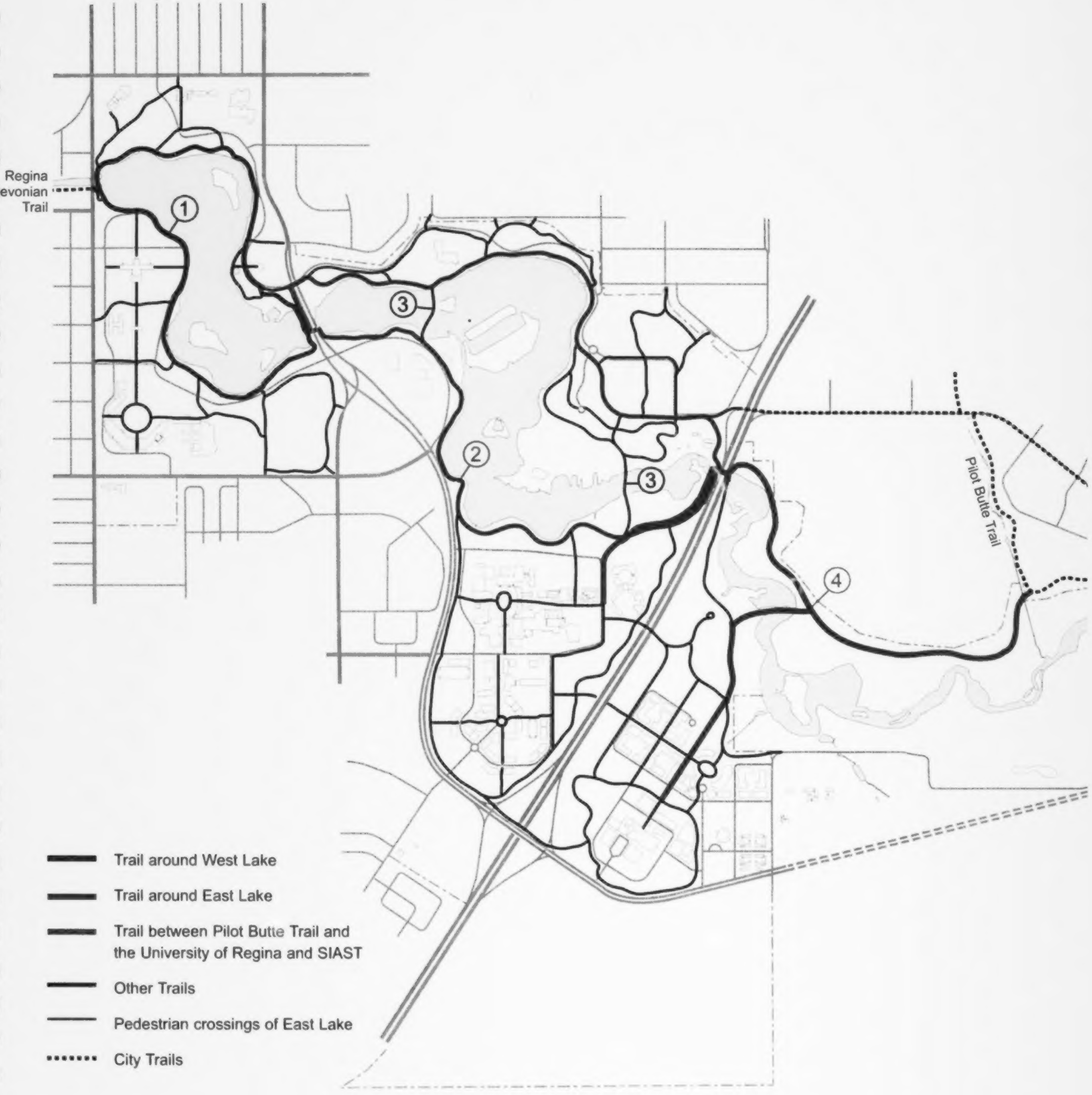
These activities are not always fully compatible with each other or with vehicles, so there are occasional requests for mode-specific routes. This does not seem feasible because people using all modes are attracted to the spatially limited shoreline corridors and because the complex route patterns would result in many potentially hazardous intersections between routes. The visual impact of so much paving would also degrade the quality of the Centre's landscapes.

Pedestrian Trails

The design of the pedestrian trail system is based on objectives similar to those for the design of scenic drives—to guide the user along continuous circuits and through attractive areas.

The Big Dig lake-deepening project resulted in a great improvement to the trail system. This plan promotes further extensions and improvements, resulting in:

1. A car-free loop around the lower West Lake, with pedestrian bridges at each end
2. A car-free loop around the East Lake
3. Two pedestrian crossings of the East Lake; one to connect the Science Centre with the Conexus Arts Centre and Waterfowl park display ponds, the other to connect the University of Regina with Wascana Hill and Douglas Park
4. A continuous uninterrupted trail from the Pilot Butte system through to SIAST and to the university.

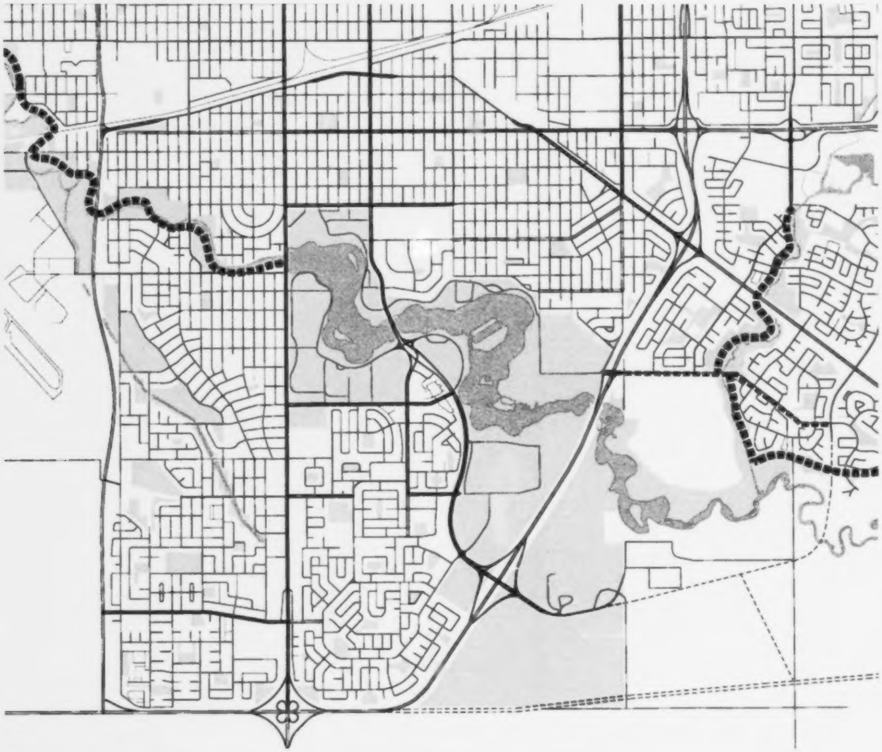


52. The Pedestrian Trail System

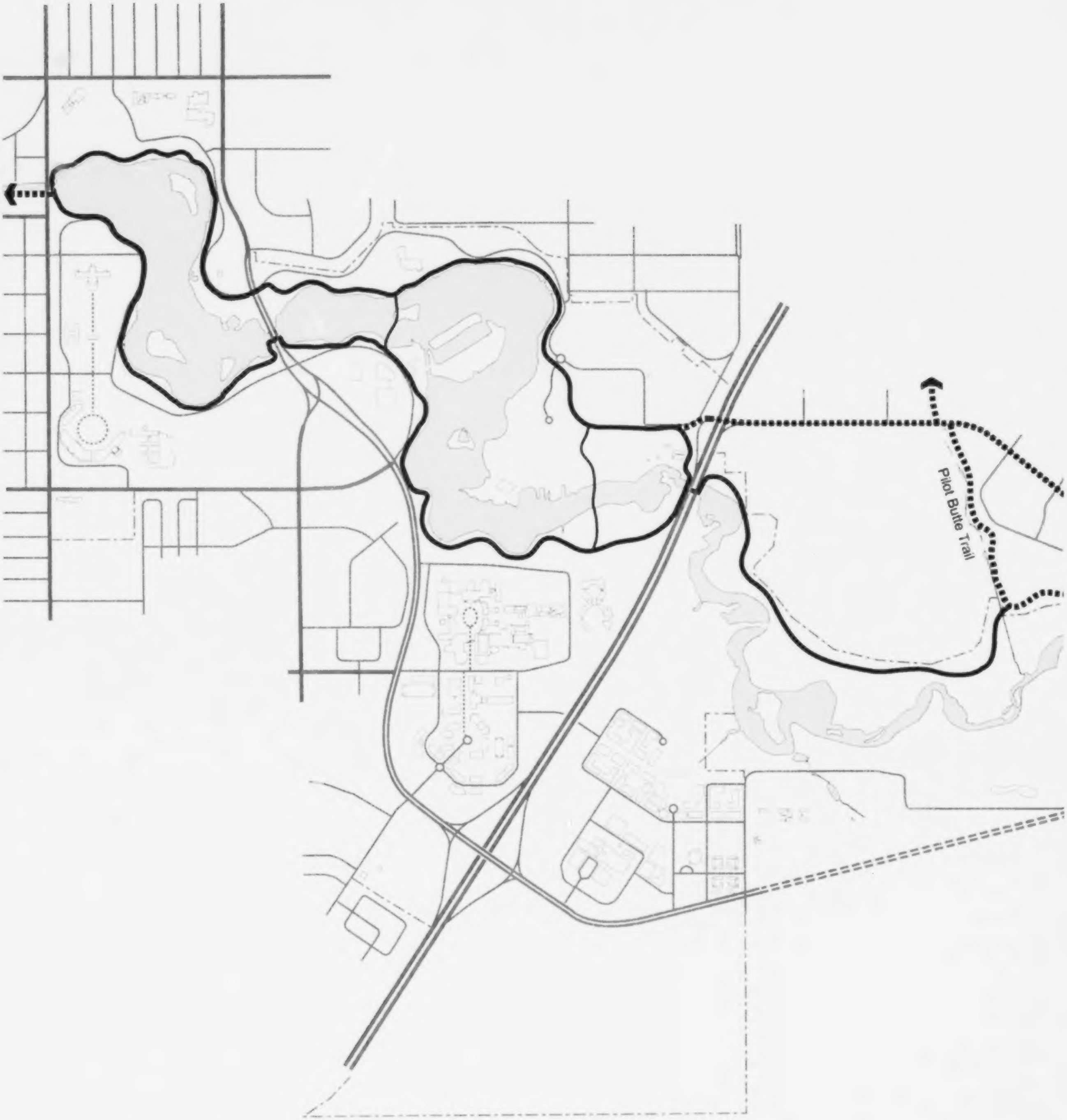
4.12 Bicycle Routes

Two bicycle routes -- the Devonian Trail and the Pilot Butte Trail – are separated and are intended to be joined by Wascana Centre. The diagram opposite shows two connecting bicycle routes through the Centre, one following the north shore of the lake; the other following the south shore. The Pilot Butte trail switches from a car-free route along the creek to a road route along Assiniboine Avenue. A proposed link along the north shore of Wascana Creek permits a completely car-free route. With a further link across the creek, a bicycle commuter route will be established between the east of the City, SIAST and the university.

As well as linking two important regional bicycle trails, Wascana Centre is a popular biking destination in its own right. The trails, roads and other routes in the Centre are frequently used by cyclists as well as pedestrians.



53. Regina Devonian Trail (Left) and Pilot Butte Trail (Right)



54. Bicycle Route System

4.13 Information Systems

Effective information help users find places in the Centre and encourage an understanding of its goals and principles. The Plan promotes a broad range of information at all locations where arrival and gathering frequently occurs, including:

Wascana Place is a prime source of information for residents and tourists. The facility is seasonally staffed and provides maps, brochures and information about the Centre's past and current planning intentions.

Major Facilities such as the Provincial Legislative Building, Royal Saskatchewan Museum and the Saskatchewan Science Centre provide information about their specific features and activities. They should also provide general information on other facilities and on the Centre as a whole.

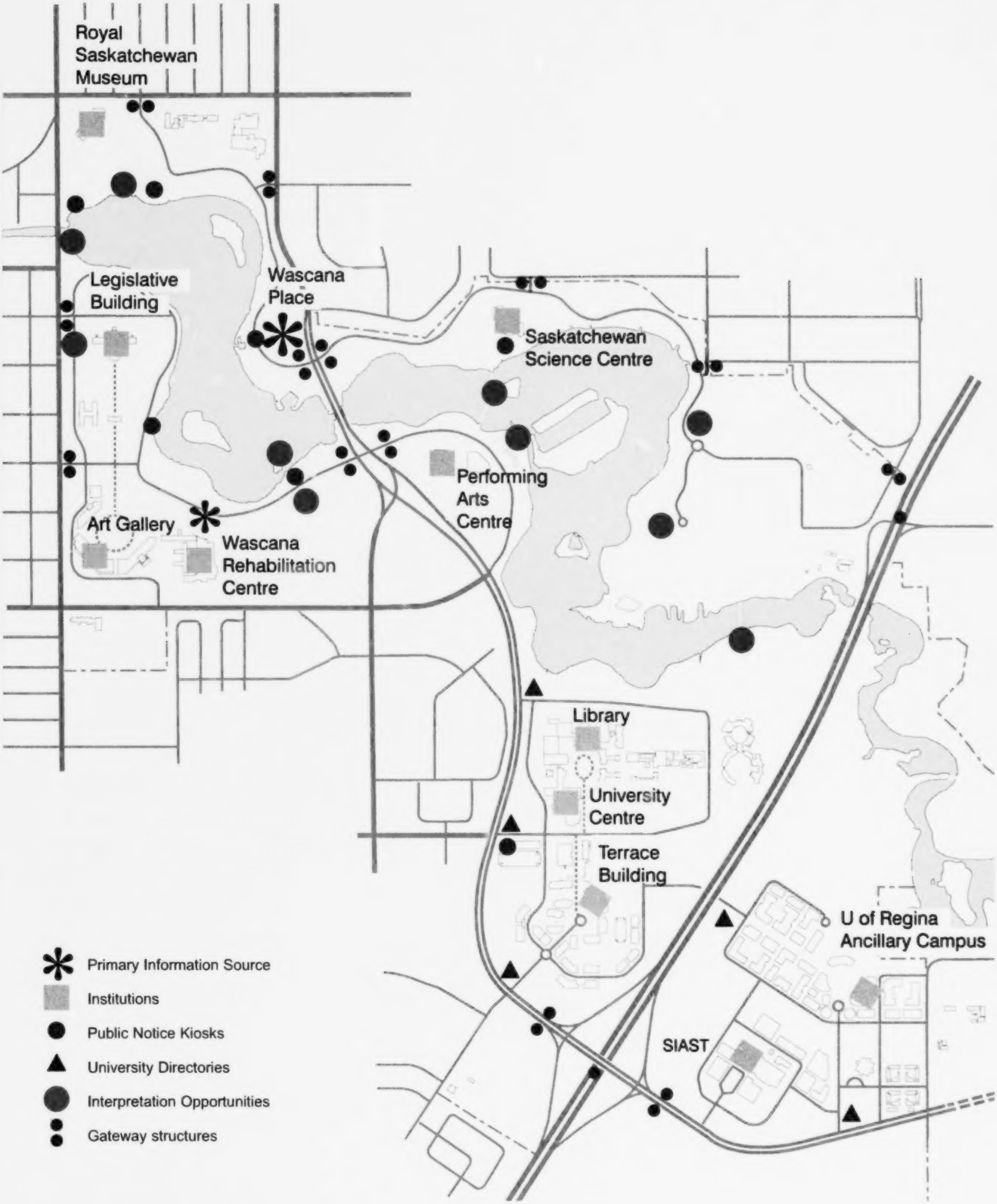
Public Notice Kiosks are provided at strategic locations throughout the Centre. They are designed to permit notices and posters to be mounted by the users themselves.

Signage identifies individual roads, facilities, features and places. The design of these numerous and frequently encountered elements should be coordinated and related to identifiable Wascana Centre graphic design themes. In order to pass information to an increasingly fast-moving public in a dignified way, the Authority may need to develop new ways to communicate in the Centre than traditional static signs.

Interpretative information is crucial for increasing awareness of the historical and ecological character of Wascana Centre. Historical interpretation could deal with the whole history of the land, culture and social conditions from aboriginal times, through early settlement such as the farm remnants and early government, and on to the origins of Wascana Centre and more recent evidence of the Big Dig.

Interpretative education, particularly focused on ecological and environmental matters was noted as a priority in Wascana Centre's 2006 Strategic Planning Framework. Interpretative programming, including signage, guided and self-guided tours, and integration with the formal education systems are all significant priorities for the Centre. Interpretative signage throughout Wascana Centre, such as was developed at the Albert Street Promenade in 2005, should be expanded.

Gateway structures should mark important entrances to the Centre. They may consist of architectural and/or planted features, usually paired and with sufficient vertical dimension to be noticeable to drivers as they enter and leave the Centre.



55. Primary Information Systems

4.14 Public Art

Statuary and other public art create an aesthetic appeal. Siting is important; care must be taken that they are not indiscriminately placed. Once a site is occupied, it is no longer available for later works, so it is important to ensure that the quality of the works match the quality of the sites.

The continued incorporation of art which expresses prairie culture is an important means of bringing distinctiveness to Wascana Centre. Similarly, features representing the culture of the indigenous people of the Plains could be represented in the Centre.

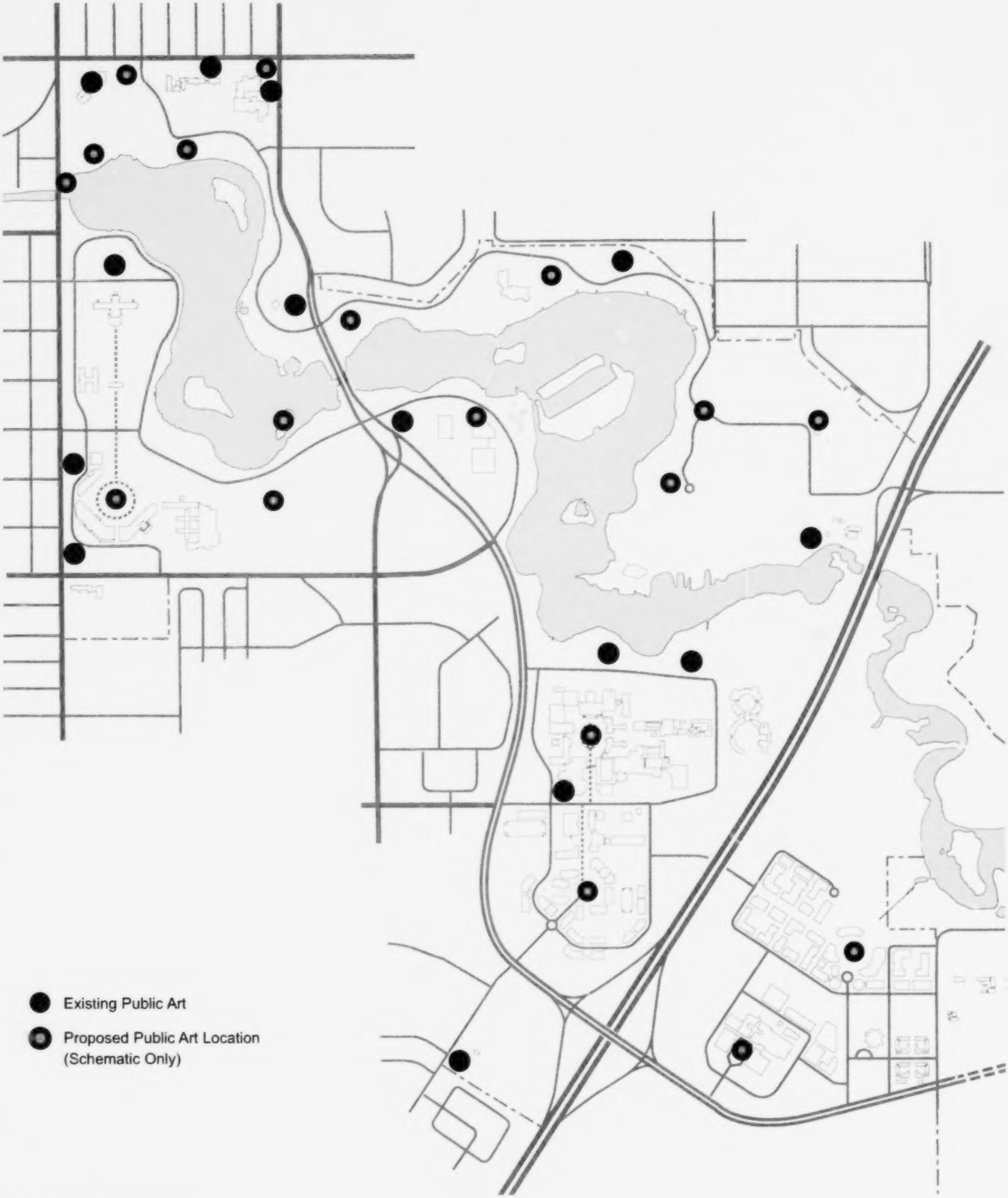
Sites for existing and several for future artwork are mapped below. A variety of sites are included: some for prominent pieces, others to be viewed at a more intimate level; some to be seen from afar and from many vantage points, others to be discovered.

The Authority should consider undertaking a comprehensive analysis and evaluation of sites for future artwork to be placed in the Centre.

4.15 Universal Design

As a place of great importance to -- and used by -- all of the public in Regina and the Province as a whole, the design of all facilities should be universally accessible. All proposed facilities should be monitored during the design process to ensure this is the case. Beyond that, existing facilities should be audited for accessibility so that priorities can be set for retrofitting them to current universal design standards.

Washrooms are particularly important. The ideal is to have indoor and outdoor washrooms distributed throughout the Centre. They and their approaches should be fully accessible to all.



56. Public Art Locations

4.16 Commemoration in the Legislative Precinct

The Authority prepared a Commemoration Policy in June 2002 to provide guidance for the placement of new monuments and memorials in the Capital Precinct. The main conclusions of the policy are summarised here. However, when commemorations are being considered, the full report should be consulted.

The subjects of commemorations should be in keeping with the meaning and symbolic importance of the Precinct as the seat of the provincial government. Appropriate subjects would relate to provincial governance, to values and ideals that define the province, and to events that are of provincial or universal importance. Commemorations of purely local significance or that are meaningful to a limited audience should be located on sites outside the Precinct.

Existing commemorations in the Precinct are considered permanent. For this reason, great care should be taken to avoid assigning an important site to a subject that lacks broadly based significance or that, in future years, may decline in importance.

Site Capacity

The diagram opposite serves as a guide to placing monuments in various categories and to the capacity of the site for the foreseeable future. Development of the recommended sites will contribute to the quality of the Precinct by articulating and clarifying the structure of the landscapes. At the same time, well-designed commemorations on these sites will be powerful emblems because they have adequate space around them, and because they share in the inherent potency of the Capital Precinct. More would be too much.

The Primary Site

The primary site is the arrival zone at the building's main entrance that should be upgraded as a focal space, and could be associated with a commemorative theme of a universal nature. Individuals should not be commemorated in this site. The Queen statue on the axis is intended to commemorate the institution of the monarchy, the legal source of legislative authority, not an individual.

● *Major Sites*

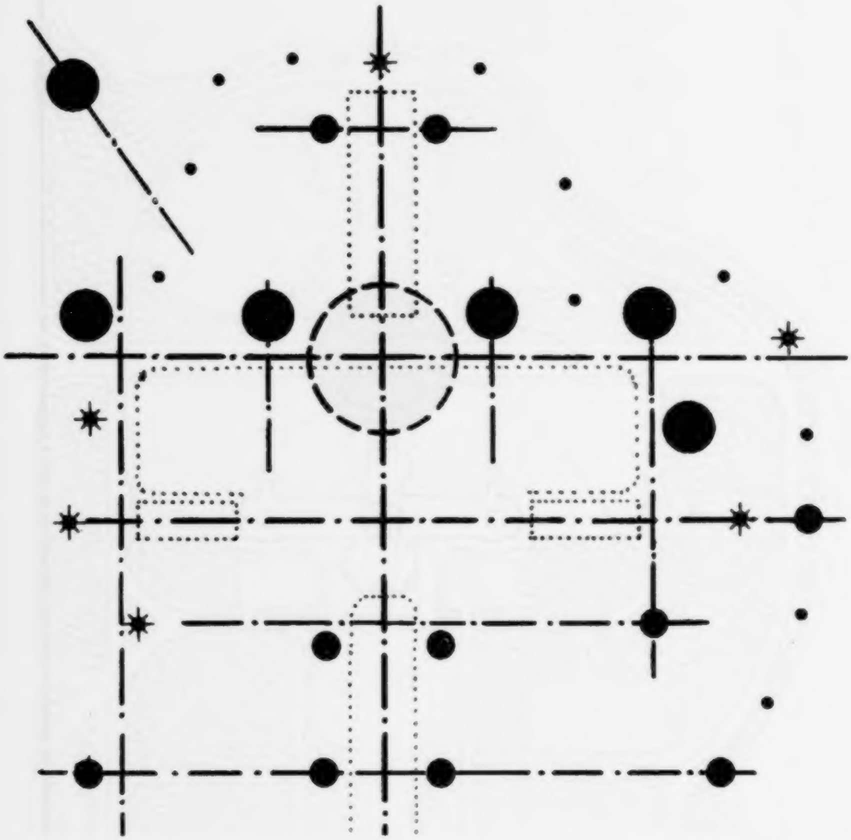
Five potential sites facing into and reinforcing the Legislative Lawns should be major elements commemorating subjects of the highest importance, relating to universal values or to the governance of the country or province.

● *Secondary Sites*

Ten potential sites are related to the malls and to the termini and intersections of minor axes. These sites should be reserved for medium-sized elements commemorating very significant events or individuals.

● *Minor Sites*

Thirteen potential sites are located within the pastoral landscapes east and west of the Formal Garden, and along the lakeshore. These sites should be reserved for relatively small commemorations to events and individuals of provincial significance that may be of primary interest to specific groups within the community.



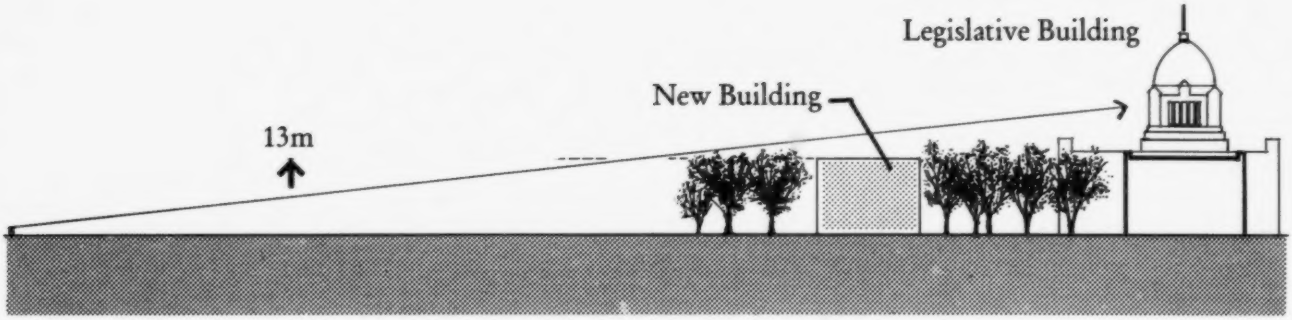
57. Major Commemorations: Summary Recommendation (from *The Saskatchewan Capital Precinct Commemoration Policy*, June 2002)

4.17 Height Limits

As the landscapes in Wascana Centre mature, a comfortable balance between built form and naturalistic setting becomes more evident. From most points within the Centre, the skyline is dominated by trees and other vegetation rather than by buildings. The most important (and appropriate) exception to this is the dome of the Legislative Building, which rises majestically above the tree tops to be seen from many points in Wascana Centre and the City.

The maintenance of this special image requires that limits be placed on the heights of individual buildings both in the surrounding city neighbourhoods and within the Centre itself. To maintain a skyline dominated by nature, all future buildings within the Centre north of the University campus should be no higher than the average height of mature trees, or 13 metres.

A more pressing threat to this bucolic image lies in development adjacent to the Centre, as is demonstrated by the visual intrusion of the tower of Roberts Plaza. This topic is covered under "Visibility of Surrounding Development" in Section 6.5, page 137.

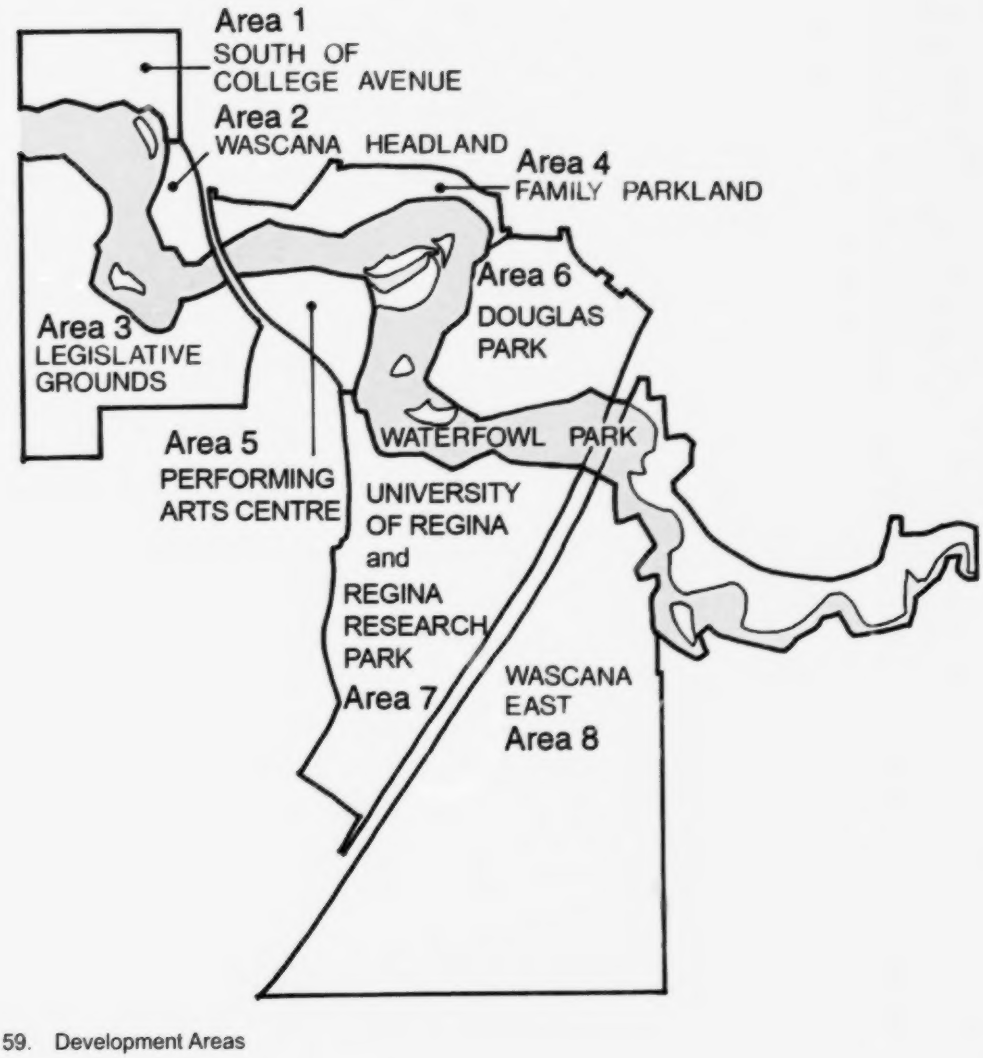


58. Proposed Height Limits for New Buildings

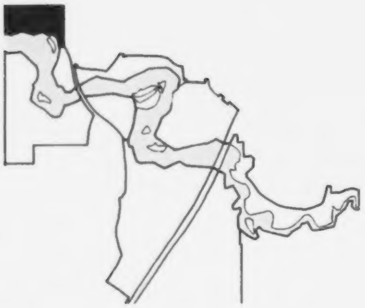
Section 5

Development Areas

This section describes development plans for the eight component parts of Wascana Centre. These areas are identified on the diagram below.

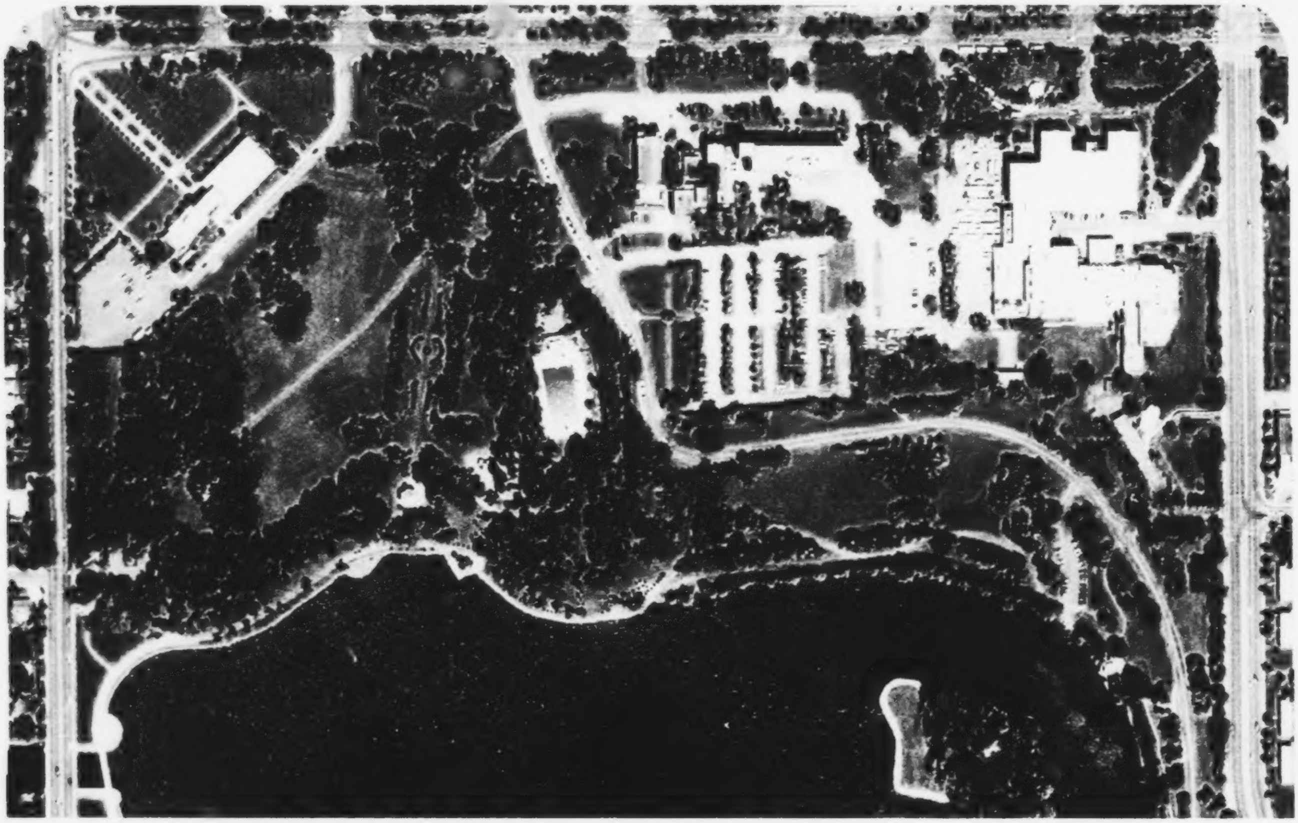


59. Development Areas



Area 1: South of College Avenue

This planning area contains the Royal Saskatchewan Museum, Wascana Park, College Avenue Campus of the University of Regina, Old Normal School converted to a Sound Stage, C.B.C. Broadcast Centre and Culliton Centre (CNIB). The adjacent Qu'Appelle Diocese Lands, east of Broad Street, are not part of Wascana Centre, but have substantial buildings and mature landscapes which currently form a continuation of the historic character of College Avenue and the College Avenue campus. Redevelopment should retain a built and landscape form which complements the Centre.



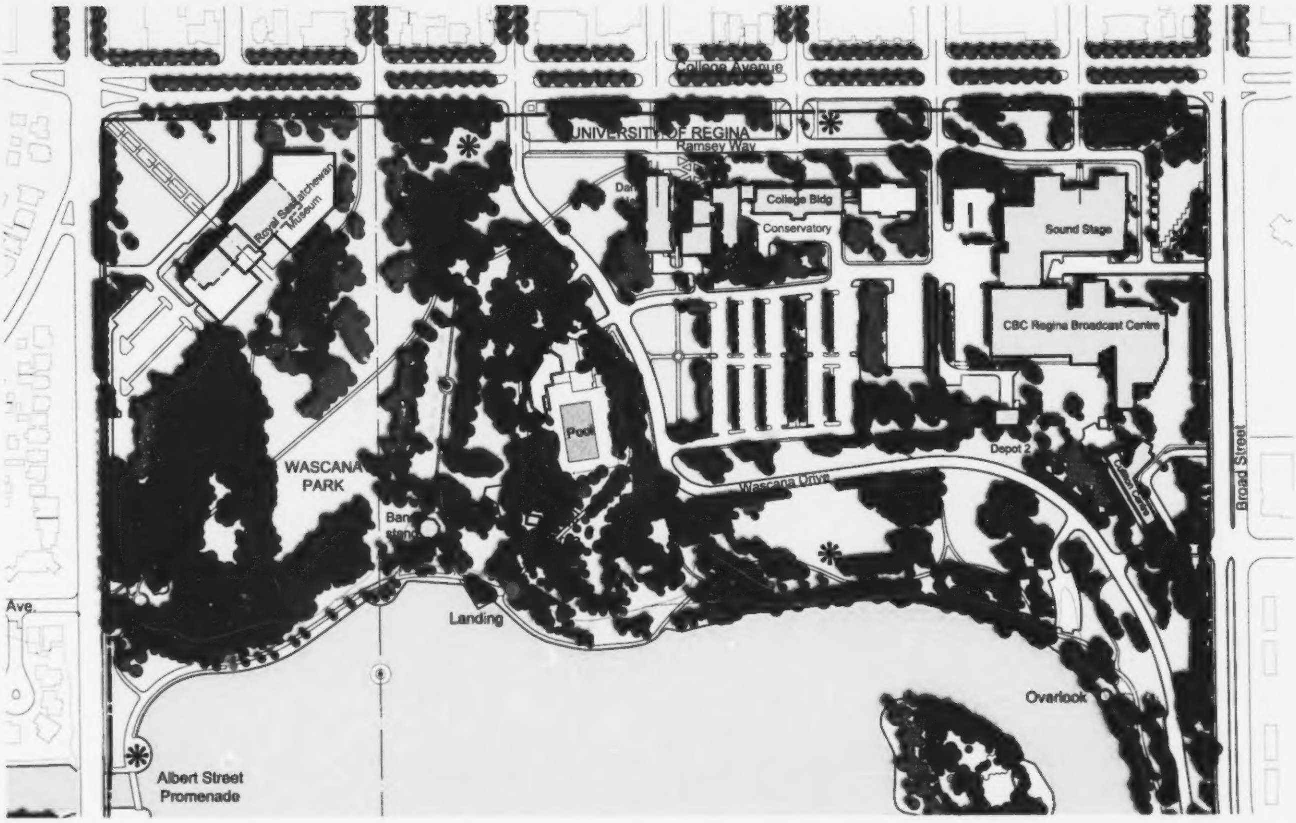
60. Aerial Photograph, South of College Avenue, 2005

College Avenue

The historic character of this street is that of a wide and formally planted boulevard bordered by low institutional buildings located well back from the curb and set off with generous lawns. Any future development along this street should reinforce this character.

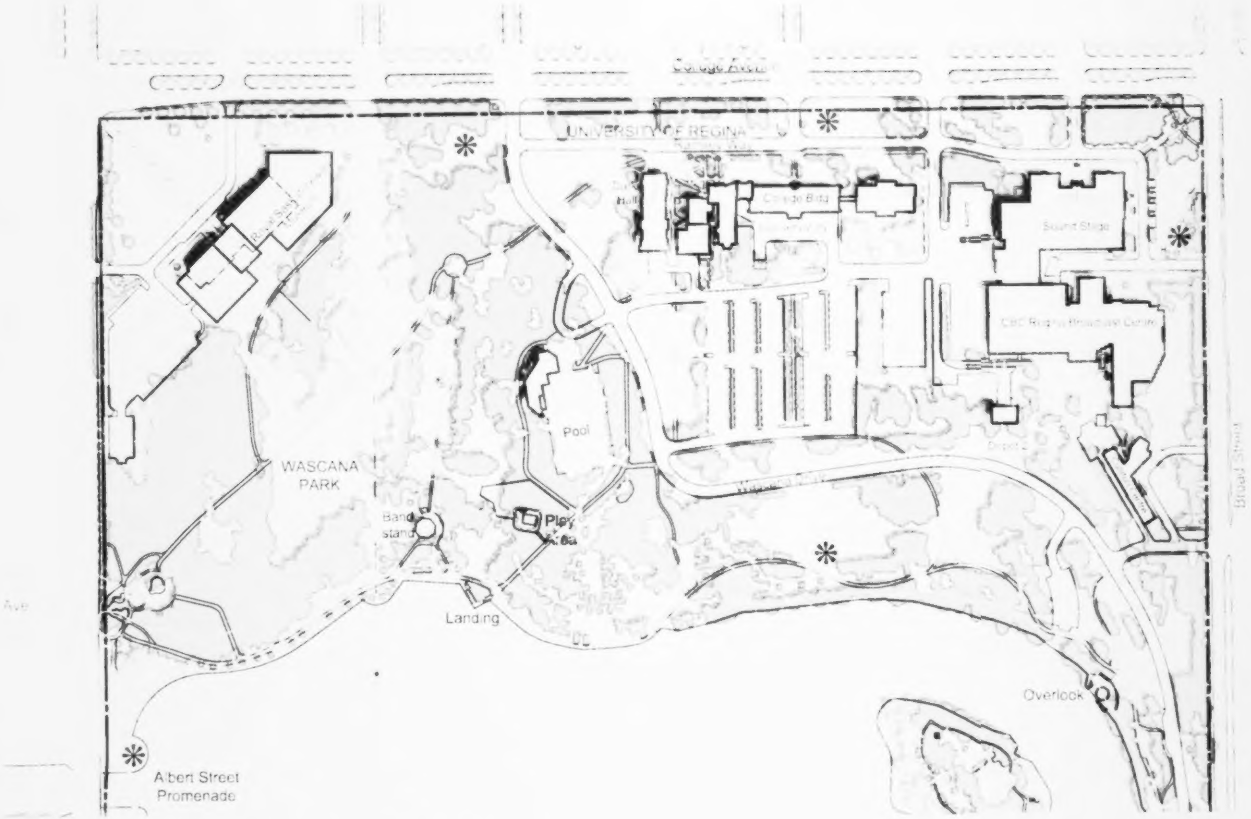
Wascana Park

Open to College Avenue between Smith and Lorne Streets, Wascana Park presents the Centre to the City, and helps define the character of this very dignified street. This presence of Wascana Park on College Avenue should be preserved and enhanced. For the most part this area is in a mature state.



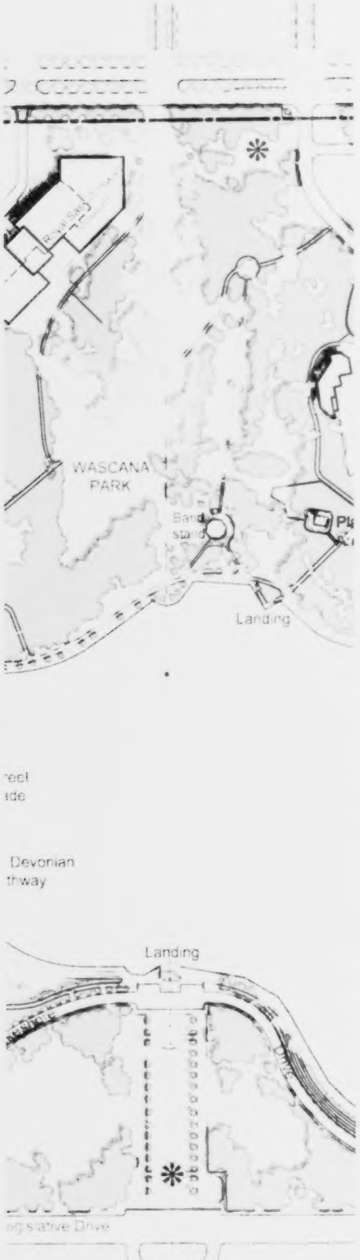
61. Potential Development, South of College Avenue

62. Digital Model view of Proposed Development



61 Potential Development: South of College Avenue

62 Digital Model view of Proposed Development



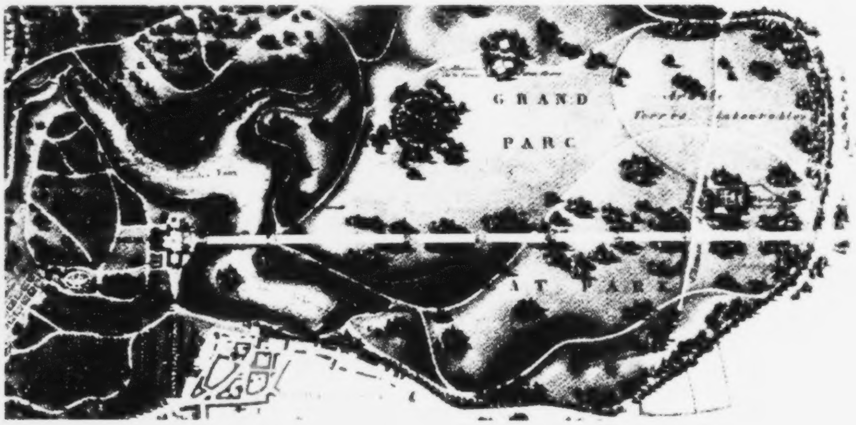
63 Proposed Axial Vista to Legislative Building

Axial Vista to the Legislative Building

The Legislative Building lies directly on axis with Smith Street, which in turn flanks City Hall north of Victoria Avenue. It is proposed to take full advantage of this condition through partial tree clearing and replanting in Wascana Park, as well as boulevard planting along Smith Street. This treatment would serve to reveal and emphasize this visual axis, and thus the relationship of the Legislative Building to the City.

An interesting feature of this approach is that the axis through Wascana Park will only be revealed when looking straight down its length. When viewed from the side, the tree plantings will take on a random pattern. This is in contrast to the common method of marking an axis with a double-sided boulevard. There are well known precedents for this approach, including the landscaping of Blenheim Palace by 'Capability' Brown, in 1838.

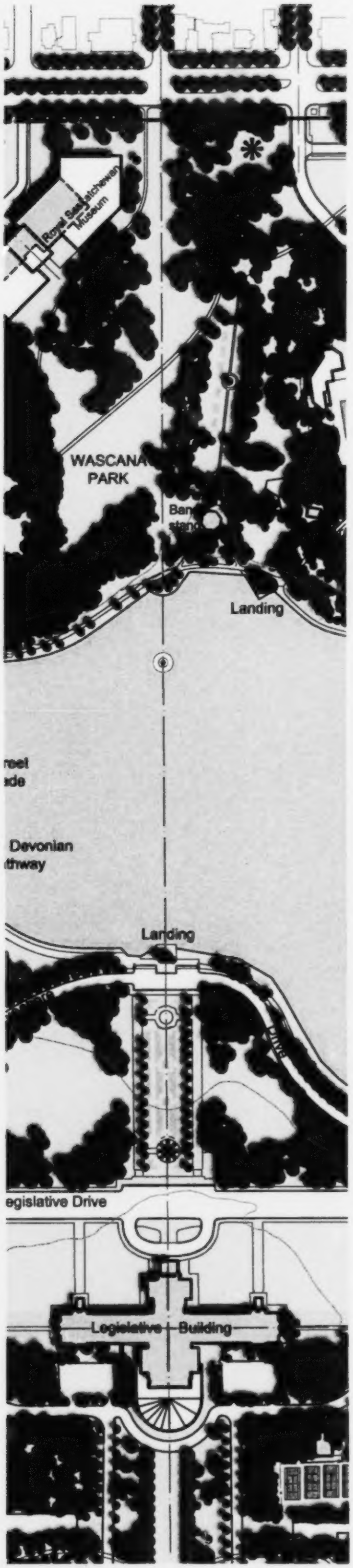
A small landing opposite the Legislative landing also marks the axis. It is a location for future interpretive features which focus on the Legislative Building and its immediate site.



64 Landscaping at Blenheim Palace

"Links Between Capitals" Seating/Viewing Area

A small seating area along the lakeside promenade uses Ottawa's Parliament Hill park furniture and an interpretive plaque provided by the National Capital Commission. This special project is the result of an outreach initiative of the NCC to symbolize the relationship between the Nations Capital and each of the Country's Provincial Capitals.



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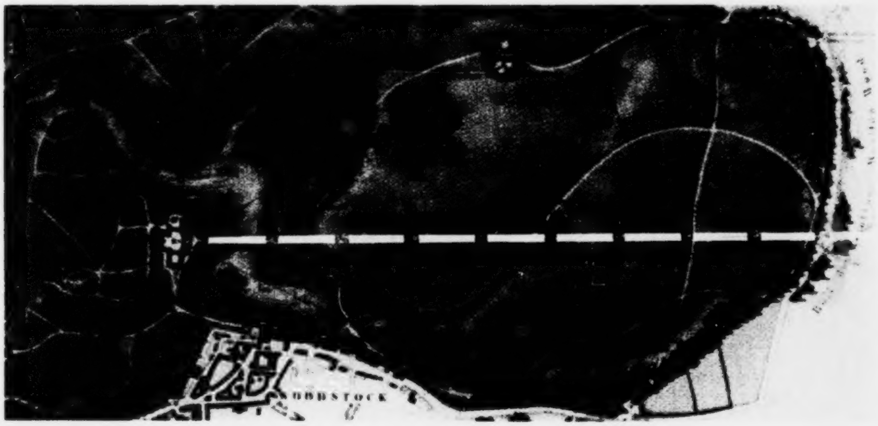

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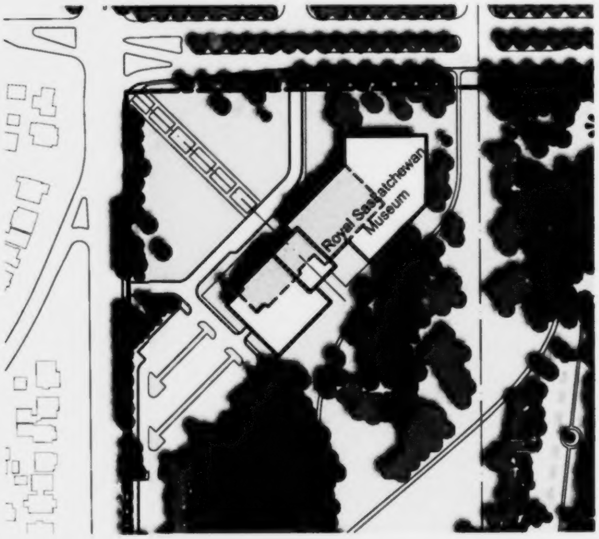
Park Entrance

Wascana Drive presently meets College Avenue at an awkward and indefinite angle near the intersection with Lorne Street. To strengthen this connection into the City, Wascana Drive should be realigned to cross College Avenue at a right angle, and exactly aligned with Lorne Street. In addition, the entrance to Wascana Centre at this location should be upgraded to a formal gateway marked by strong tree planting and by gate pillars or other similar architectural elements.

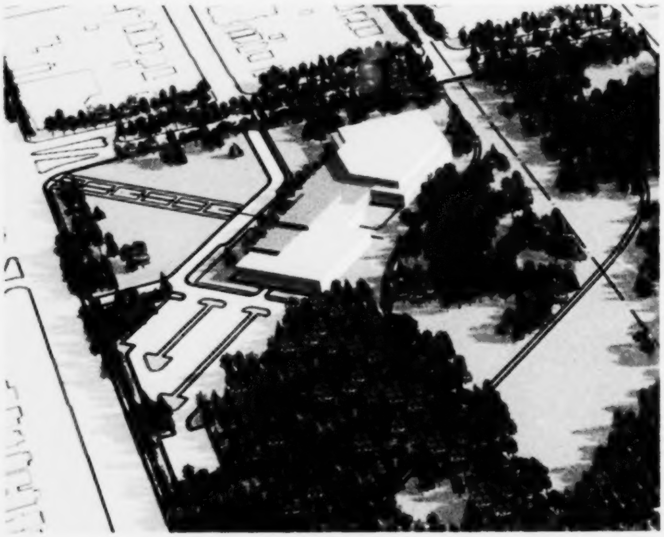
Royal Saskatchewan Museum

This modern building of stripped down classical design is set well back from the street, and is oriented diagonally to the intersection. Parking is on the south side and the entrance and service access roads are presently to the rear, effectively separating the building from the adjacent park. Expansion of the Museum has been both required and anticipated for a number of years. The expansion program calls for an additional area two and a half time the existing.

The front facade of the existing building, the landscaped forecourt and the park areas behind are important design features which can be maintained by locating the new expansion to the north and southeast sides of the existing building. Vehicular access could then be relocated to the front side of the building, establishing a more appropriate and dignified approach to this important public facility. It would also permit the existing road on the park side of the building to be removed so that a more continuous and congenial relationship between the Museum and Wascana Park could be created. Finally, a building addition with a facade perpendicular to College Avenue would establish the presence of the Museum more firmly on College Avenue, thus reinforcing both the public image of the Museum and the character of this important street.



65. Proposed Development, Royal Saskatchewan Museum



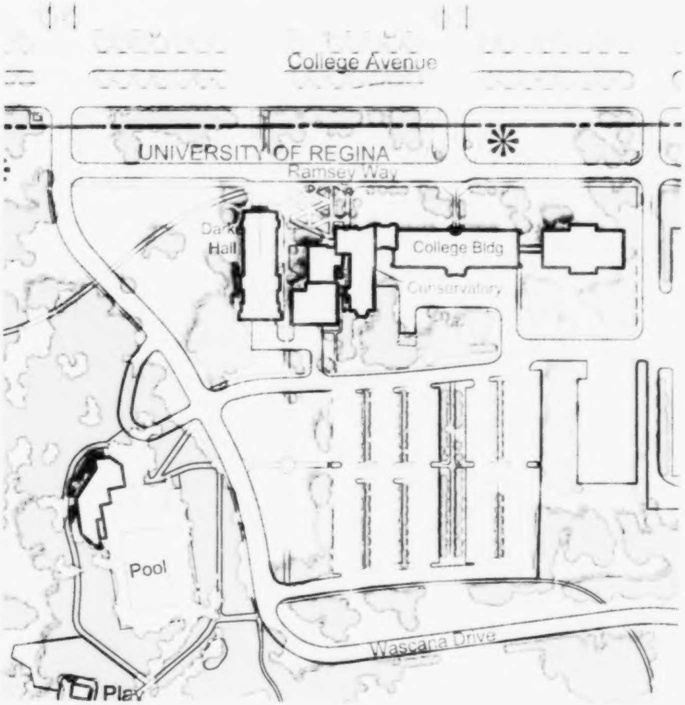
66. Digital Model view of Proposed Development in same area

College Avenue Campus

The University sees the College Avenue Campus as assisting in maintaining and enhancing links between "town and gown".

The access road to the College Avenue Campus, particularly to the east, is a tangle of driveways. It is proposed to develop a continuous drive along the front of the buildings and connected at intervals to College Avenue. This would be complemented by the reorganization of service and parking areas to establish a clearly defined internal service road behind.

If a new building or addition is needed in this area, it should reflect the size and respect the character of the existing buildings, with a formal front on College Avenue.



67 Proposed Development: College Avenue Campus.

68 Digital Model view of Proposed Development in the same area.

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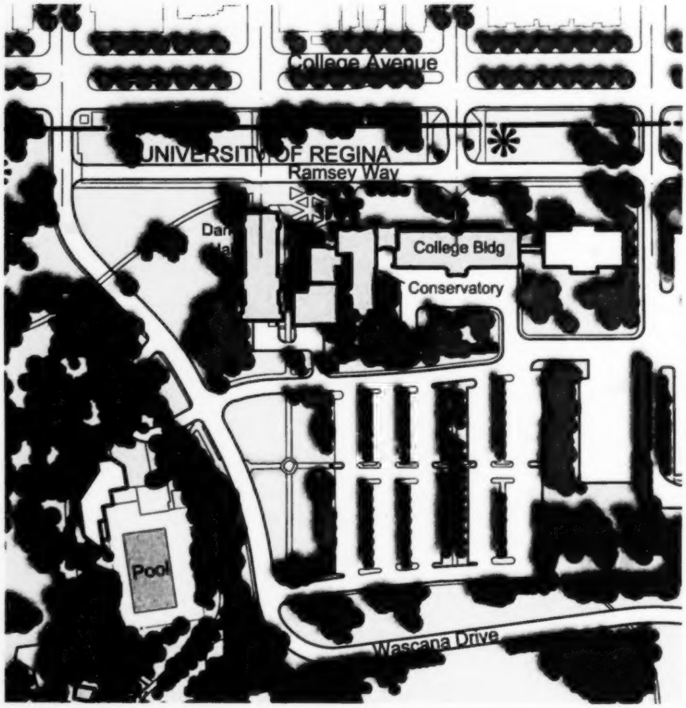
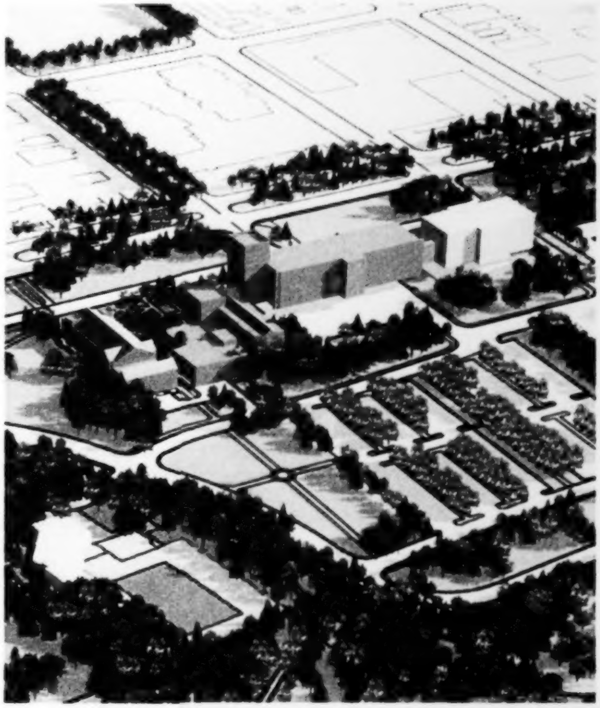


67. Proposed Development, College Avenue Campus



68. Digital Model view of Proposed Development in the same area

Normal School Sound Stage

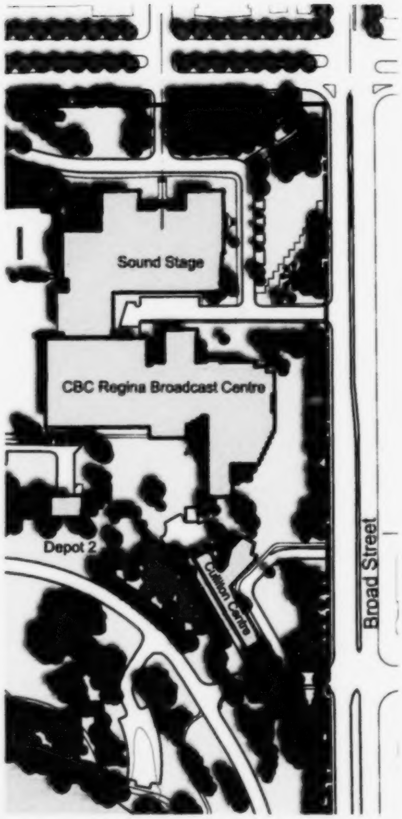
The old Normal School was an important heritage building unoccupied for many years and badly needing an on-going use to maintain it. A use compatible with the purposes of the Centre proved difficult. However, a commercial sound stage has been approved since the last Plan on the basis that the preservation of an architecturally and historically important building could be seen as serving two of the purposes defined by the Act (the advancement of the cultural arts and the enlargement of educational opportunities). The new occupation of the building has been interpreted as ancillary to these purposes. Similar reasoning has been used in the leasing of space to commercial interests for the Marina-based restaurant and for tenants of the Regina Research Park.

Culliton Centre

This building houses the Saskatchewan headquarters of The Canadian National Institute for the Blind. It is a non-conforming use which pre-dates the establishment of the Centre, and is proposed to remain as long as its present use is maintained. The Plan indicates a new parking lot buffered from the surrounding park by dense tree planting, a new vehicular drop-off drive to the side of the building and a refurbished front lawn to improve the image of the Centre on Broad Street. The existing drive is proposed to be removed and replaced by a walkway.

Maintenance

W.C.A. Maintenance Depot No. 2 is shown in a location accessible from the service road and surrounded by a screen wall and planting.



69. Proposed Site Improvements, Culliton Centre

Area 2: Wascana Headland

This small planning area includes the Queen Building, Wascana Place, picnic grounds and the Marina.

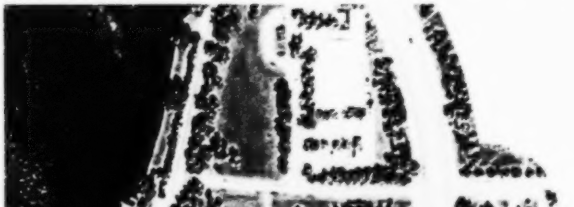
Queen Building

The use of this building does not conform to the Wascana Centre Act, and its appearance also does not conform to the high quality of architectural design demanded of other structures in the Centre. It is owned by the Department of National Defence and therefore not bound by Provincial statutes.

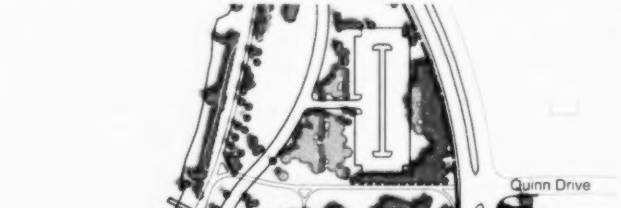
If a new building is proposed for this site, it should have a more generous setback from Broad Street and be of sufficiently high quality to justify its commanding position. Alternatively, and as shown, the site could be developed as parking to serve adjacent recreation areas. Wascana Drive could be modified to extend the area of park next to the lakeshore.

Quinn Drive

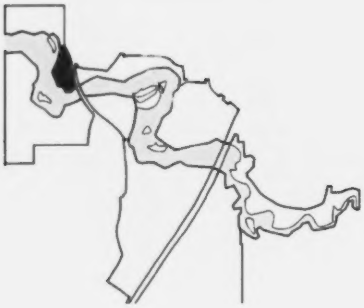
The portion of this street within the Centre, south of the Queen Building, should be removed to reduce opportunities for commuter shortcutting and to create a more continuous landscape in this area.



70. Aerial Photograph, Wascana Headland, c. 2005



71. Proposed Development, Wascana Headland



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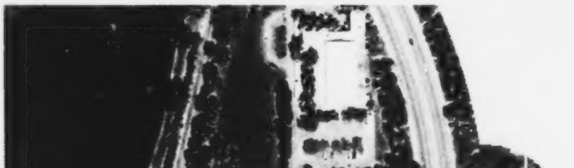
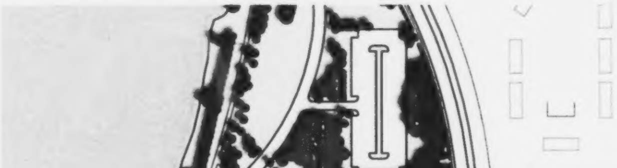


70. Aerial Photograph, Wascana Headland, c. 2005



71. Proposed Development, Wascana Headland

Trafalgar Overlook

The Trafalgar Overlook has a pond and fountain at the end of the overlook structure, as well as informal walkways, wildflower plantings, and picnic amenities.

The Marina and Pier

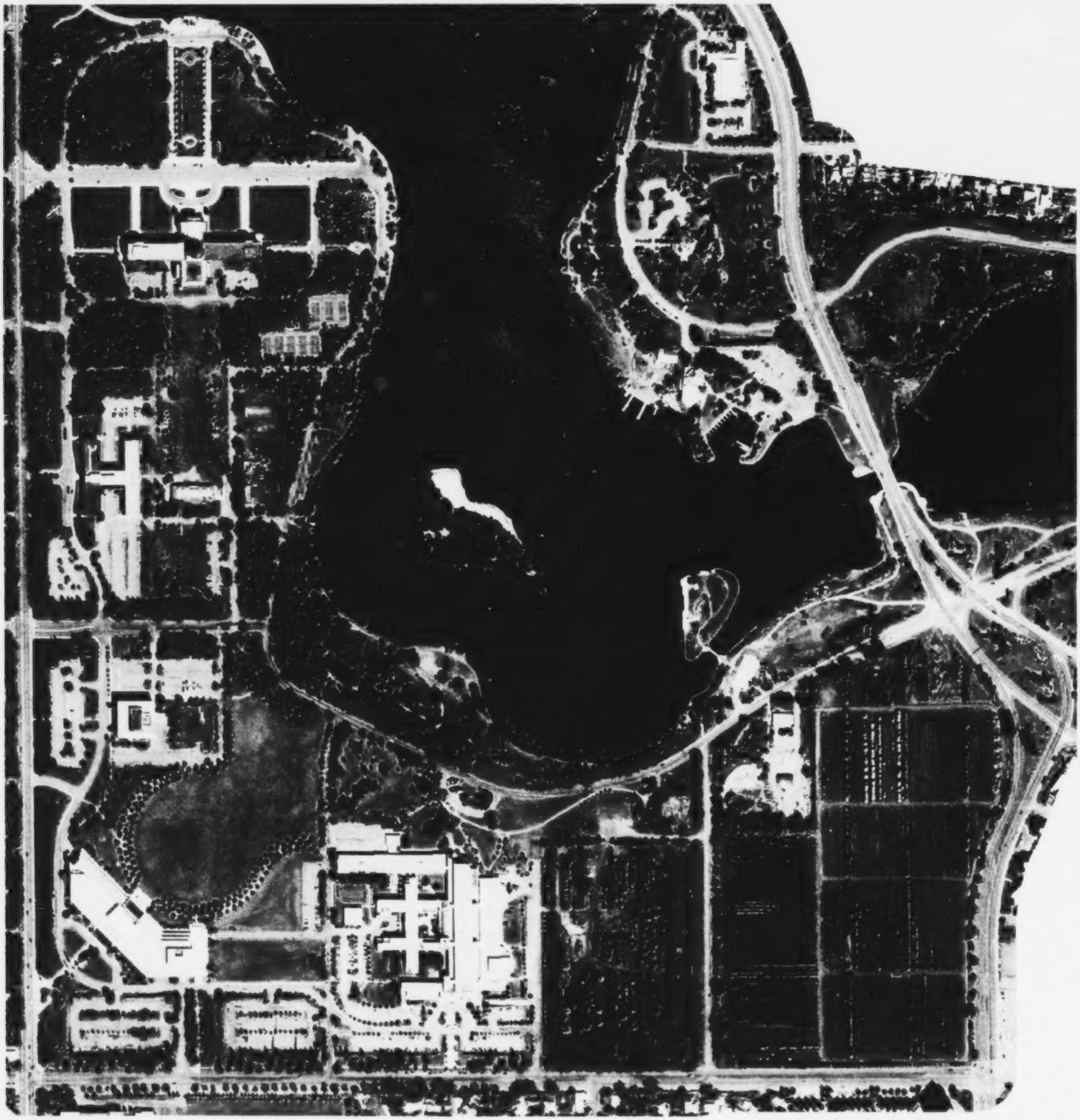
The lakefront between Broad Street and the Trafalgar Overlook is the primary land base for access to the lake by the public and organized water sport clubs. The area now contains the marina, boathouse, restaurant and a recent addition containing public washrooms, a multi-purpose room, boat storage and athletic facilities. These facilities are the nucleus of what could be an even more vital and active place during both winter and summer. The Plan proposes a new building complex or pier incorporating multipurpose water sports, recreation and entertainment facilities to accommodate further boating support facilities as well as potential extended food services, exhibitions, film, theatre, dance, and selected retail. Conceived of as a more compact manifestation of the 'Tivoli Gardens' complex postulated in earlier Master Plans, the Pier should accommodate activities which are carefully selected to maintain the high standards of quality for which Wascana Centre is already known.

New buildings should have a direct and intimate relationship with the water's edge. The roof to the existing boat house, which acts as a large terrace to the restaurant, will be converted to a green roof in the short term. It has been constructed to support a restaurant addition in the long term.

72. Digital Model view of Proposed Development, Wascana Headland

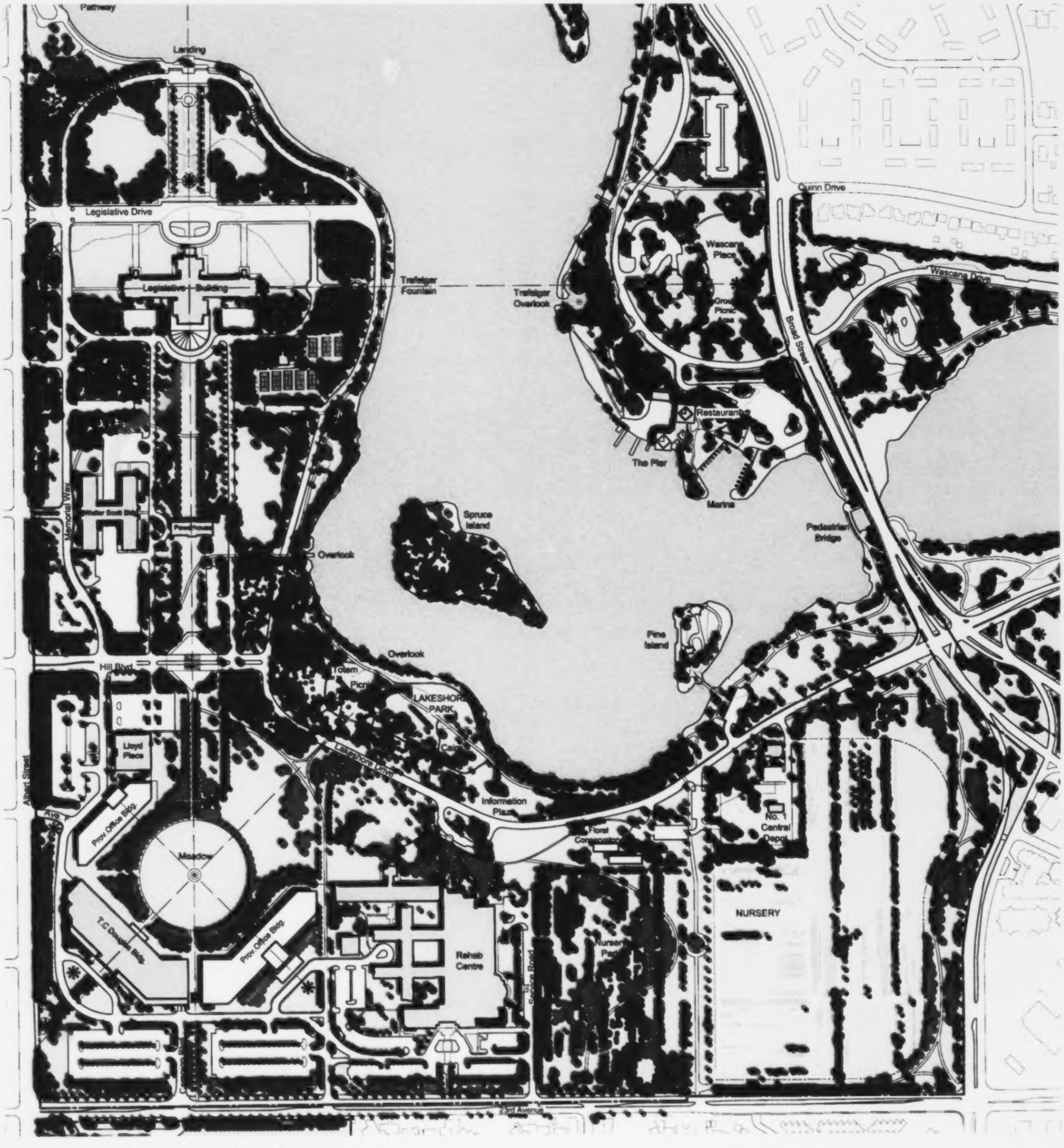
Area 3: Legislative Grounds

Founded in 1905, the Legislative Grounds have been transformed from short-grass prairie into mature pastoral parkland with the imposing neo-classical Legislative Building as its centerpiece. This impressive building with its copper dome is set on a plinth, on expansive lawns surrounded by mixed hardwood and coniferous woodlots. Except for the Legislative Building, all of the buildings in the Grounds are four storeys or less in



73. Aerial Photograph, Legislative Grounds, 2005

height, which is roughly equivalent to the height of the trees. As a result, the Legislature is the only building in the grounds visible from a distance over the treetops. This remarkable and quite wonderful condition should be vigorously protected. The grounds around the building, to the lake edge south to Avenue B, are designated as heritage. Further maintenance and development should seek, where possible, to bring the landscape and lake landings to the full glory of the original Mawson Plan.



74. Proposed Development, Legislative Grounds

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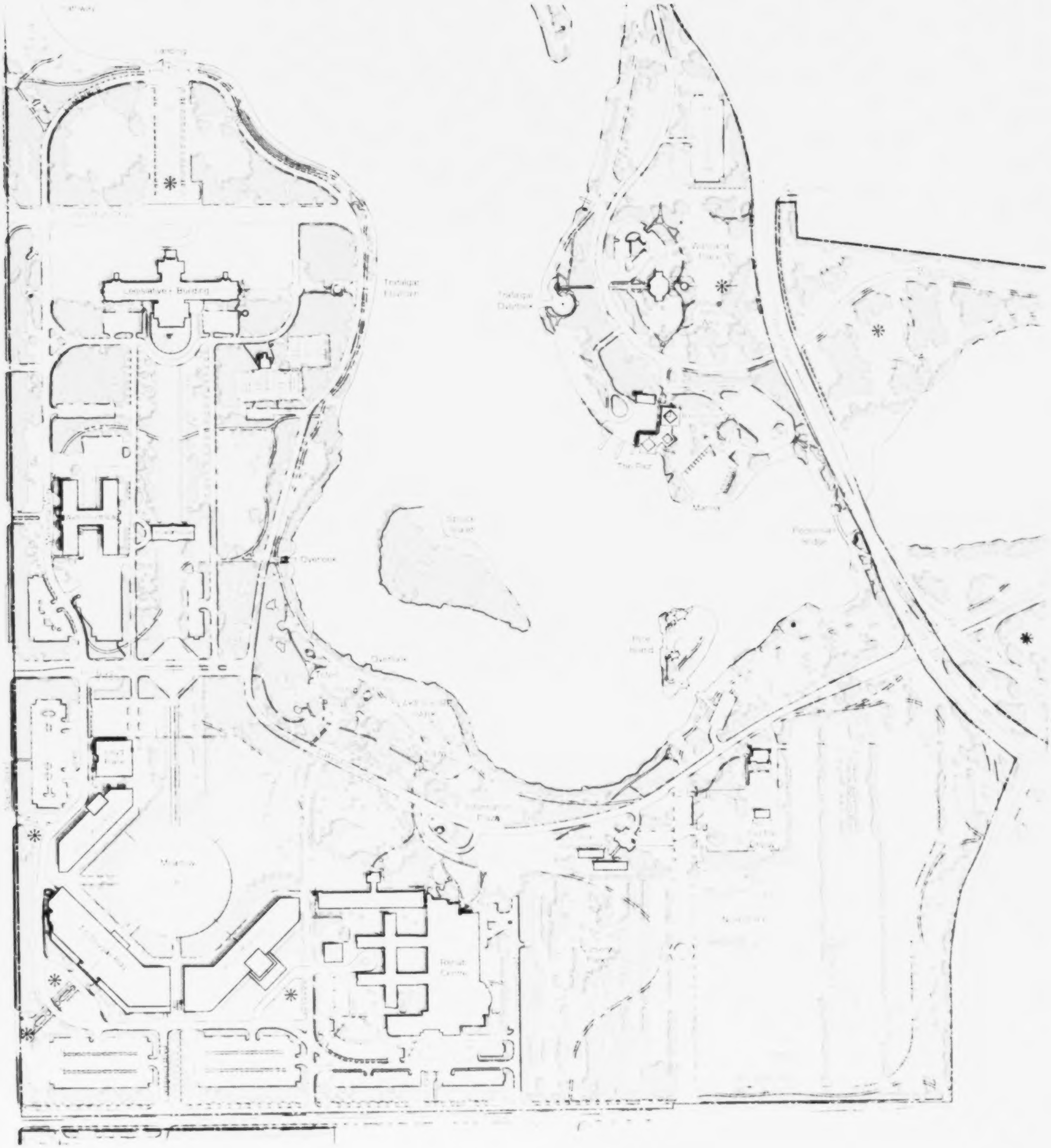
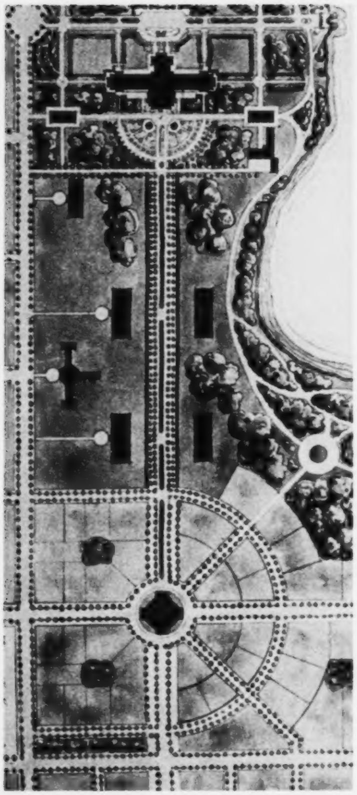
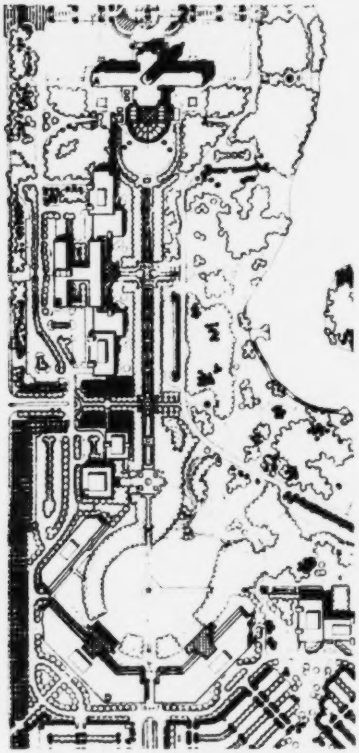


74 Proposed Development: Legislative Grounds



75. Mawson's 1913 Plan



76. Project Planning 1975 Plan

Government Offices

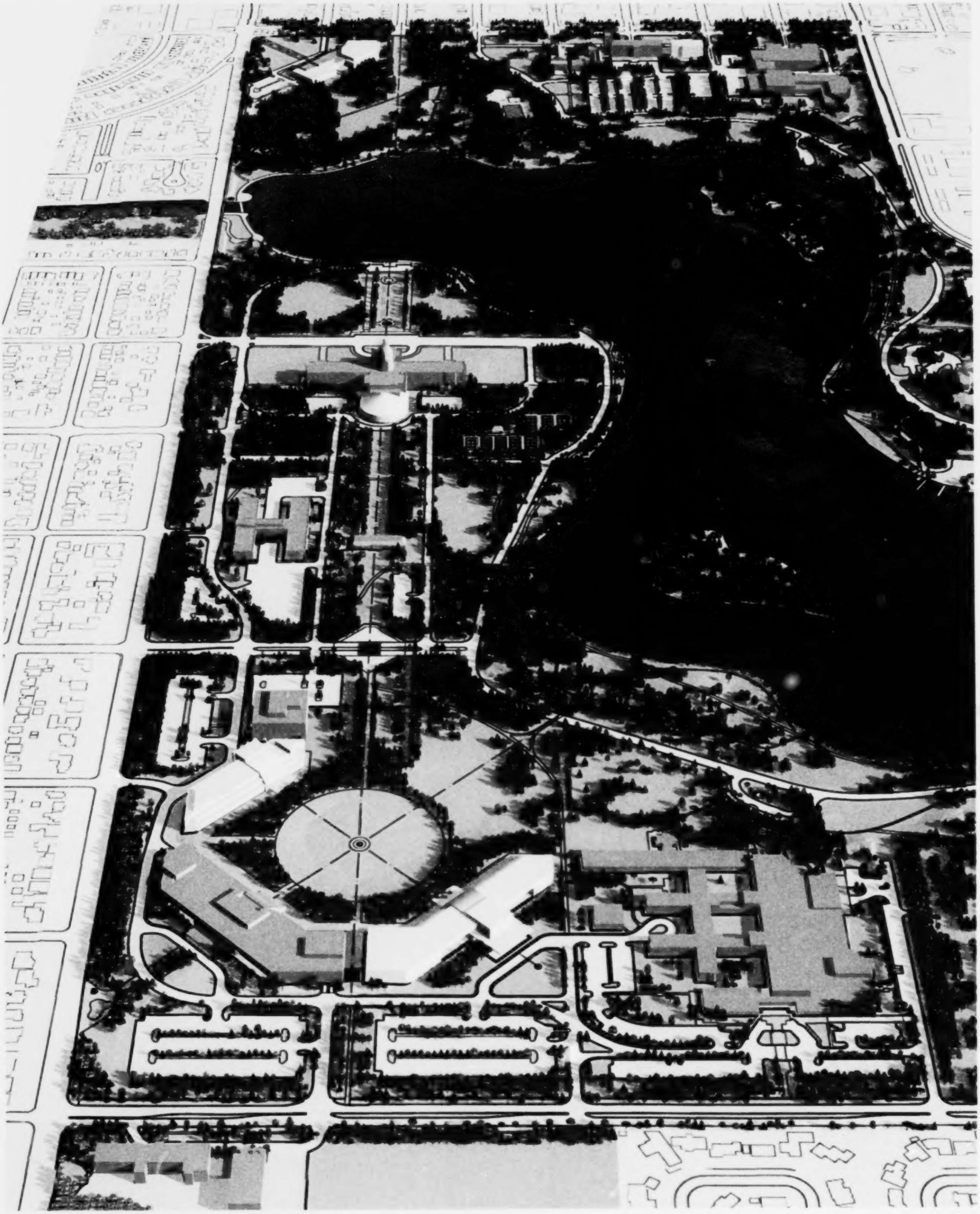
Their have been several plans to locate government offices in different configurations on the grounds. All of them, starting with Mawson in 1913, used a Mall stretching south from the Legislative building as the primary structuring device.

Mawson's Mall was flanked on both sides and terminated at the end by public buildings. This basic pattern was continued in Yamasaki's plans of 1962 and 1967. In 1975 the government commissioned a plan which modified the mall idea. It placed buildings flanking one side only, leaving the lakeside open to parkland, and the mall terminated not on a building but on a large meadow or open space contained by government buildings. The T.C. Douglas Building was sited according to this plan. The plan postulated growth of over two and a half million sq. ft. by 2025, and a requirement for 5,000 parking spaces, based on a policy which emphasized the centralization of Government departments in the Legislative Grounds.

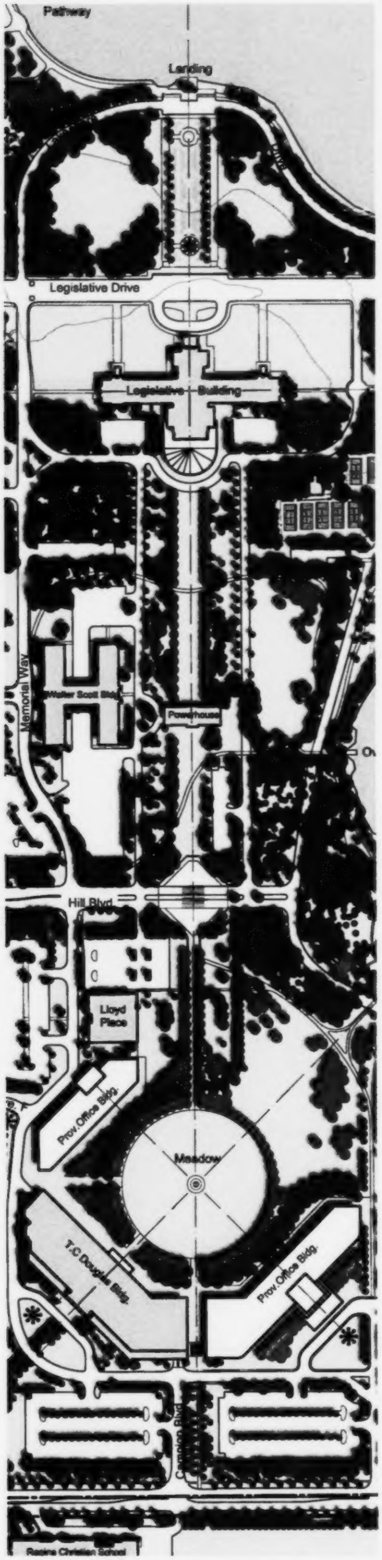
By 1982 Government policy had changed to favour locating provincial office space downtown in order to reinforce the City Core and encourage the provision of office space by the private sector. These considerations led to a reduction in the land area allocated for future government buildings. The buildings shown in the 1982 Plan onward are those which would reinforce the concept of the South Mall from the Legislative Building to the Meadow, with a continuous building frontage on one side.

By 1987 the idea of reducing government office buildings went so far that all the existing buildings between the Legislature and T.C. Douglas were slated for demolition, to be replaced by parkland. This proposal was repeated in the 1992 Plan.

Since then the thinking has shifted toward the continued use and refurbishment of existing buildings—the powerhouse, the Walter Scott building, and the former Health building now called Lloyd Place. While the government has no current plans to build additional office space in the grounds, this Plan shows two new buildings because of the urban design benefit they will bring to bring the T.C. Douglas building out of its current isolation and provide structural containment to the Meadow.



77. Digital Model view of Proposed Development, Legislative Grounds



78. Proposed Legislative Mall and Meadow

The Legislative Mall and Meadow

The Mall is a tree-lined combination of lawn and paths. It provides a vital symbolic and visual link between the Legislative Building and the Government buildings. Its character is treated in two ways north and south of Hill Boulevard, which reflect the distinct characters of the Park and the Meadow. At the change-over, the crossing is marked by a nodal feature announcing the Mall to the street and identifying its entrances.

The part north of Hill Boulevard is designed to offer framed views of the Legislative Building. It should be developed as a grassed avenue delineated by a double row of shade trees with small between them. Views north along the Mall would be terminated by the south facade of the Legislative Building and in the long term by a proposed interior winter garden conservatory.

South of Hill Boulevard, the Mall would assume a more structured form to reflect the more formal nature of the Meadow and its surrounding buildings. Here it would consist of a central walkway defined by ornamental deciduous trees, planted in a regular and formal pattern.

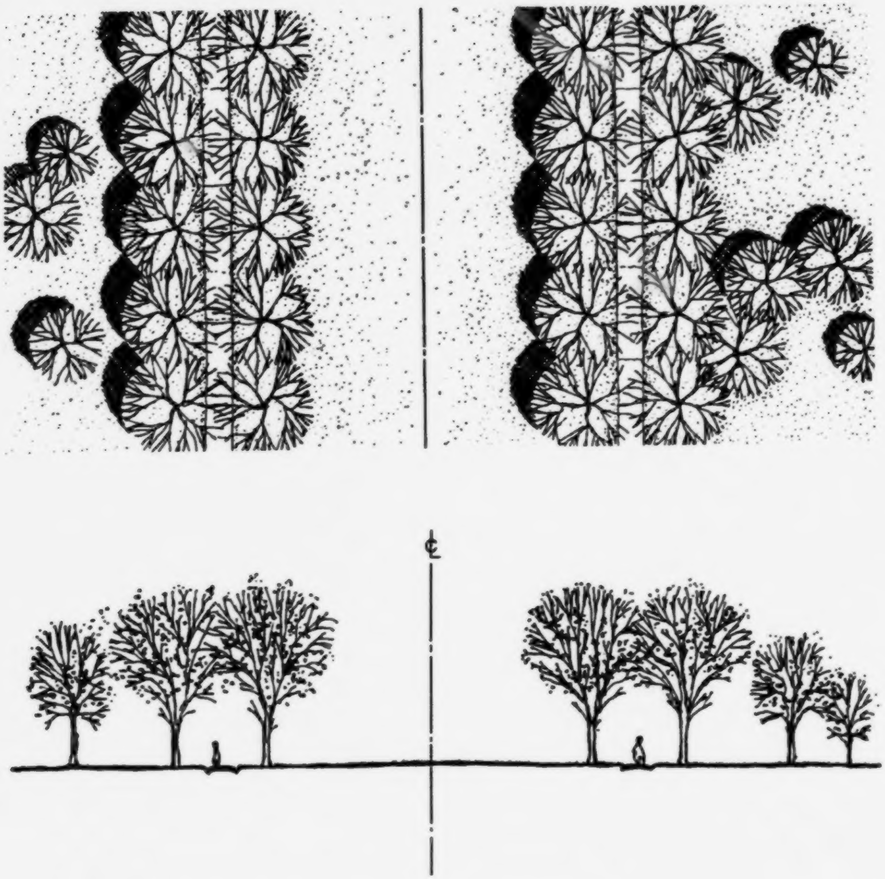
The Meadow should be defined by the forms of the surrounding buildings and by bosques of trees making the transition between the straight line geometry of buildings and the inner circle of the Meadow. To reinforce the space and to mark the alignment of the Mall, a site for a sculpture or fountain is identified at the centre of the inner circle. Regular, radiating open paths between the trees emphasize central entrances to the buildings.

Two existing buildings, the Provincial Medical laboratories and the Power House, stand in the way of fully implementing the Legislative Mall.

Power House: while removal of the Power House, as proposed in 1972 permit the ideal development of the Mall, a combination of the buildings' heritage potential and its viability as a location for the legislative building's heating plant is a persuasive argument for keeping it as a midpoint feature in the Mall.

Provincial Medical Laboratories: The one-storey east annex of this building complex is located directly on the alignment of the future Mall. The current plan is to demolish the building and relocate its function in the Research Park.

Area One North Maintenance Depot: This maintenance depot, including a building and storage yard surrounded by a perimeter fence should eventually be removed entirely and the site developed as pastoral park.



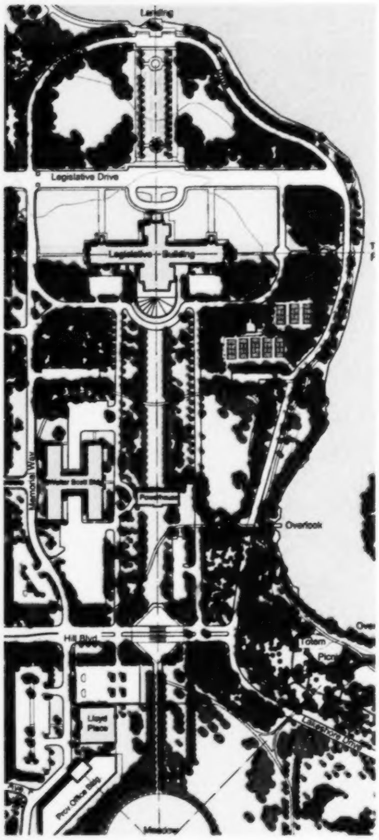
79. Detailed Plan and Section of the Proposed Legislative Mall

Adjoining Grounds

The Grounds adjoining the Mall and extending along the lake are developed as a pastoral park with glades, lawns, informal plantings of shade trees, and meandering walkways, all providing a stately backdrop for the Legislative Building as well as places for strolling, picnicking and viewing.

The landscapes to the north and east, including the formal gardens and the shoreline park areas, are mature and require little further development. There are also large and mature woodlots to the immediate south east and south west of the Legislative Building which should be retained.

The Legislative Grounds presently contain a small club house and eight tennis courts and set into a large woodlot. Originally intended for use by Government employees, it is now a public facility. Because it is so well protected from the wind, it is one of the best locations for tennis anywhere in the city, and its use does not appear to have any detrimental effects on the surroundings. It is therefore retained in the Plan on the assumption that its availability for public use will continue.



80. Grounds Adjoining the Legislature

Vehicular Circulation

The large number of roads south of the Legislative Building reflect the greenhouses, residences, maintenance sheds and gardens which were once located there. In order to develop a landscape to match the Legislative Building in scale and dignity, and to minimize conflicts between cars and people, several of those roads should be removed, leaving only Memorial Way, Lakeshore Drive, Hill Boulevard and Avenues A and D for access and scenic routes. The two sections of Avenue B can be converted to parking lots.

Rehabilitation Centre

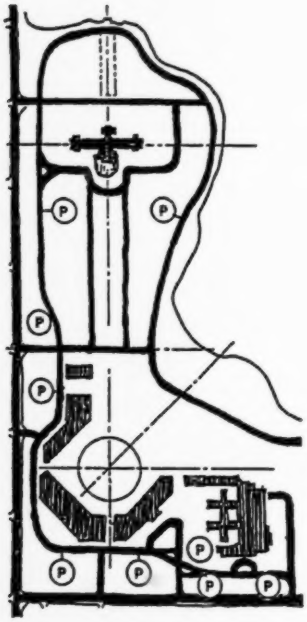
The Rehabilitation Centre was reconstructed with major additions and replacements between 1982 and 1987. No major expansion is contemplated.

Nursery Park

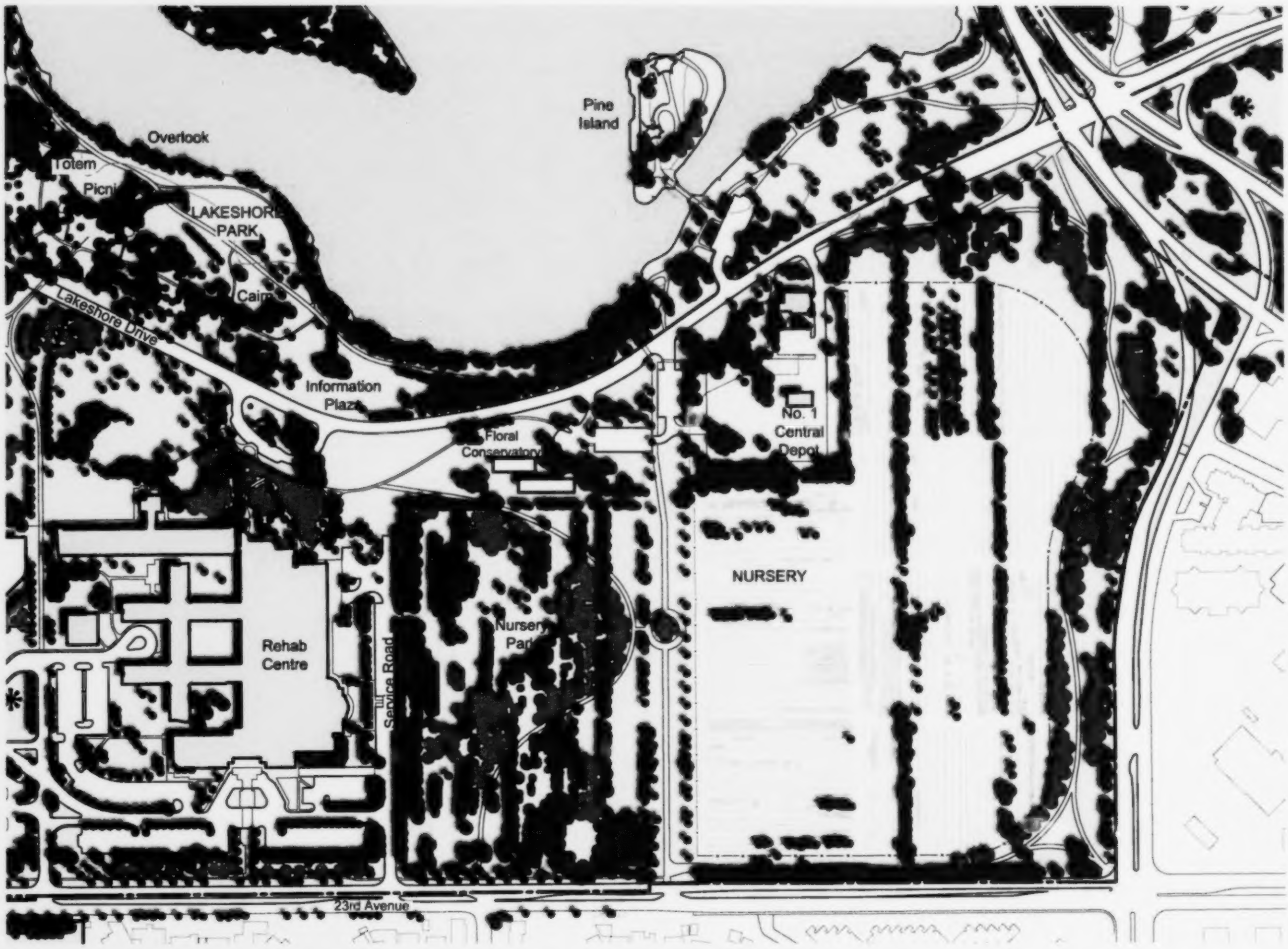
The west parcel nursery function was retired and the area designated for redevelopment as informal park space in 1991. The design of the new park should balance the romantic landscape character of the Legislative Grounds and the geometric patterns of the former nursery which are most strongly expressed in the rows of large trees and shrubs. This area was also the site of the former Kramer estate, the story of which could be incorporated into the park design and interpretation. The nursery remnants also offer interpretation opportunities and the source of a unique garden theme. This Plan proposes a site for a floral conservatory in this park.

Production Nursery

The main Wascana Centre nursery is located in the southeast quadrant of the Legislative Grounds. It was initially developed on the assumption that major supplies of plants would be needed only to establish the landscape in Wascana Centre and that once that purpose had been fulfilled, it would be replaced by new government buildings. It has since been recognized that an effective maintenance and replacement program will require continued operation of the east parcel nursery, so it remains in the Plan. However, a significant section adjacent to Hillsdale Street has been set aside as public open space and trails, providing an important visual and functional asset to the frontage.



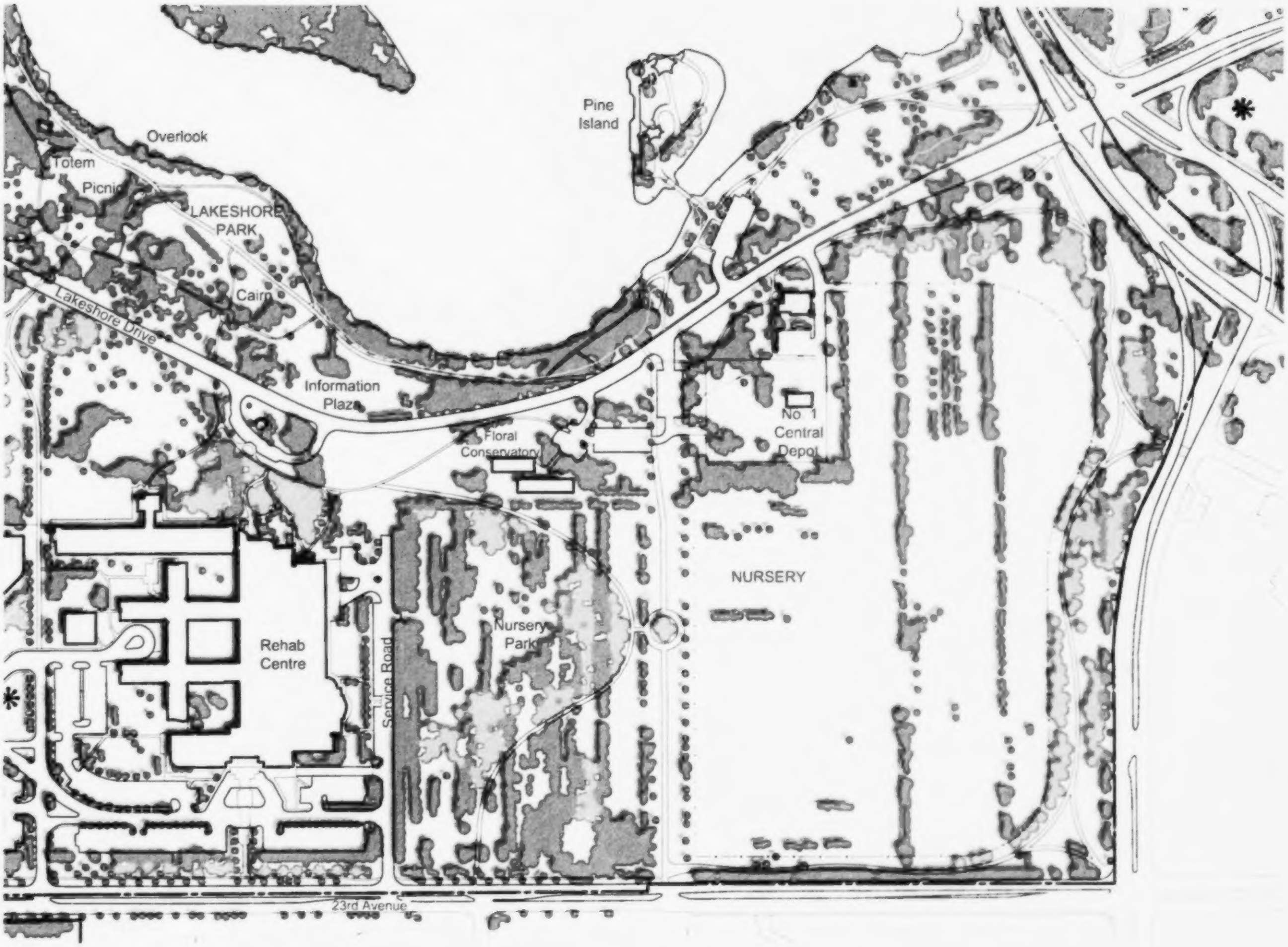
81. Proposed Vehicular Circulation



82. Rehabilitation Centre, Nursery, Maintenance, and Pine Island

Pine Island

This island, recently created during the Big Dig is intended as a special user destination by way of a footbridge, judges' stations to support water-based competitions, a dock/waterfront, a rich landscape that includes a waterfall, night illumination, and an elevated plaza-overlook exhibiting interpretive features; all incorporating a future architectural vernacular of white, sail like fabric canopies to give the island a high, nautical prominence on the west lake.



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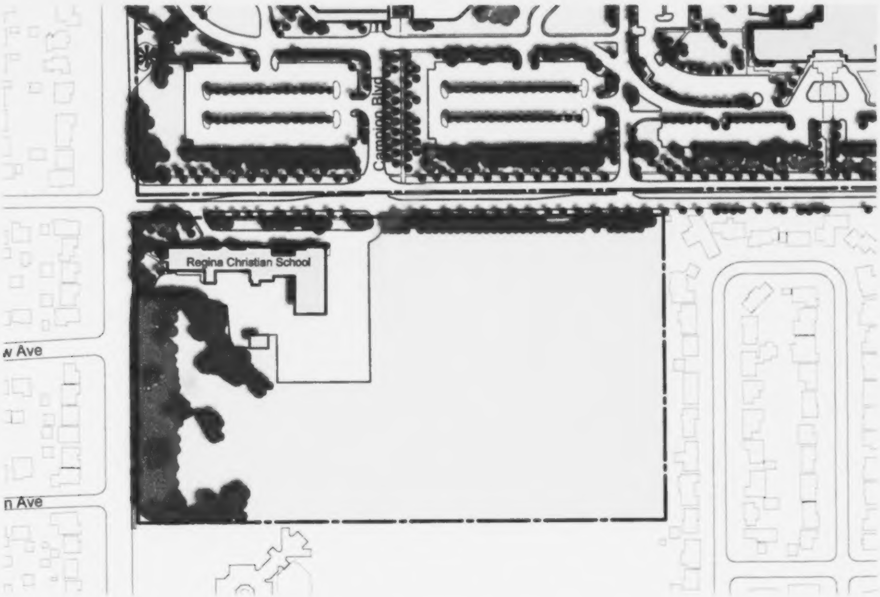
South of 23rd Avenue

The property south of 23rd Avenue (previously the Albert Street Campus of SIAST) provides a well-landscaped first impression of Wascana Centre for people travelling north on Albert Street. With the consolidation of the Regina campuses of SIAST into Wascana East, the use of the property has been in question. It is now slated for private residential development and will be removed from the Centre. However, a 100-foot easement has been secured along the landscape fronting Albert Street in order to retain its value as an introduction to the Centre from the south.



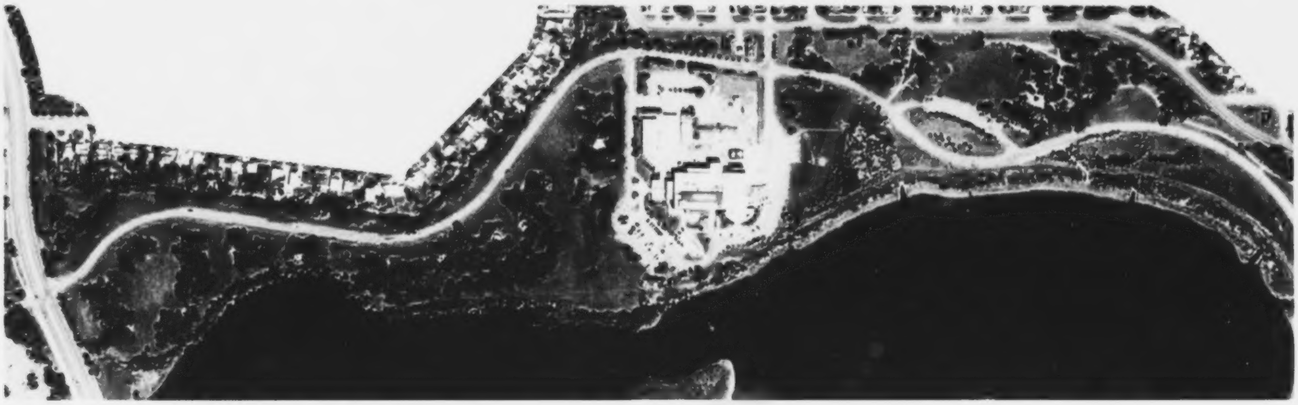
83. South of 23rd Avenue

Maintenance

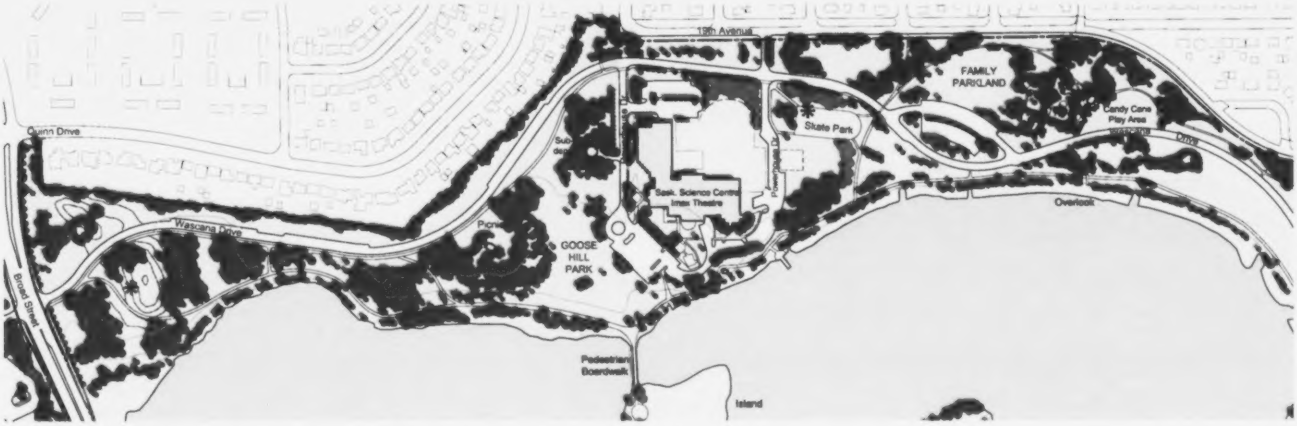
The area immediately south of the Wascana Lecture Hall and the former Development Office has been consolidated into Maintenance Depot No. 1. A small visitor parking lot is also included outside the secure areas of the yard.

Area 4: Goose Hill Park/Family Parkland

Extending along the north lakeshore, this planning area contains the rolling Goose Hill Park and Family Parkland with several picnic sites, a family amusement area, and the Saskatchewan Power Plant redeveloped as a research and development station, Science Centre and IMAX Theatre. The area is also the site for one of the major segments of the Wascana Scenic Drive.



84. Aerial Photograph, Goose Hill Park/Family Parkland, c. 2005

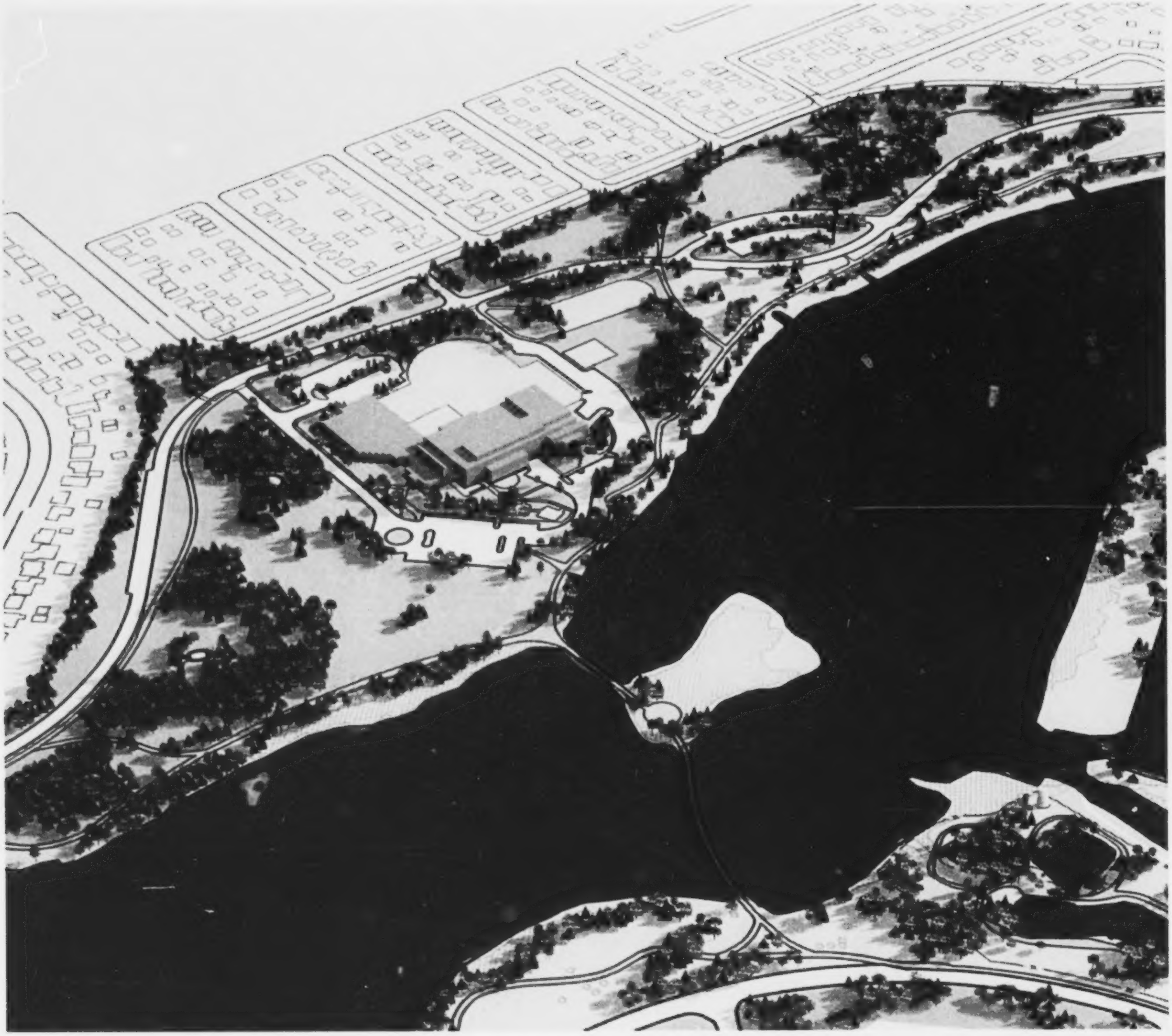


85. Proposed Development, Goose Hill Park/Family Parkland

Landscape Development

Goose Hill Park is already highly developed but needs two trails: a more direct route close to the road, and a more scenic route closer to the lake. Dense mixed planting added to screen the houses on Quinn Drive would also be of value.

For the most part, the open and informal character of Family Parkland should be maintained in order to permit views of the lake and beyond from Wascana Drive. Development of the area could include planting, picnic facilities and relatively large open areas. A skateboard park has been added close to Science Centre.



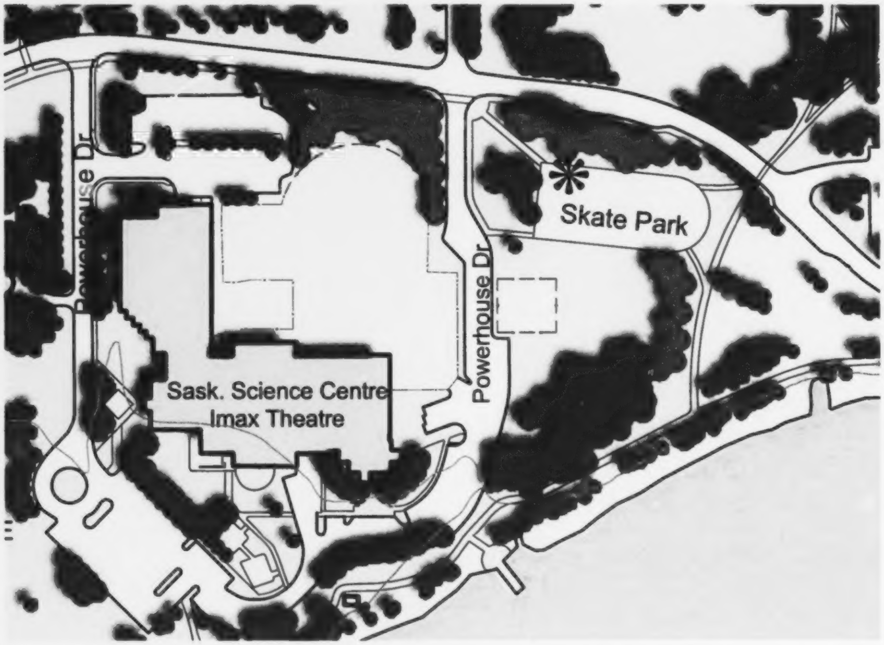
86. Digital Model view of Proposed Development, Goose Hill Park/Family Parkland, the new island and proposed boardwalk bridge to the area of the Waterfowl Display Pond

North of Wascana Drive, there should be further development of continuous and open deciduous tree planting to create a strong canopied transition to the park from bordering streets including 19th Avenue, Douglas Avenue and McDonald Street.

Saskatchewan Science Centre

A land use not in compliance with Wascana Centre's purposes, the Saskatchewan Power Corporation Research and Development Centre was accepted with three important conditions attached. First, the Saskatchewan Science Centre, to be accommodated in the same facility, would serve a combined recreation/education purpose. Second, the complex was provided with an area for development which was specified in the 1982 Master Plan. Third, the SPC substation and related equipment would be removed over time.

SaskPower, which still uses the site as a major power distribution centre, has upgraded the switching yard to reduce the amount of land consumed and to improve visual quality. Measures include moving most equipment indoors, screening and/or re-cladding remaining outdoor equipment, reducing the size of the switching yard, burying overhead cables in the immediate vicinity of the building and improving area landscapes.



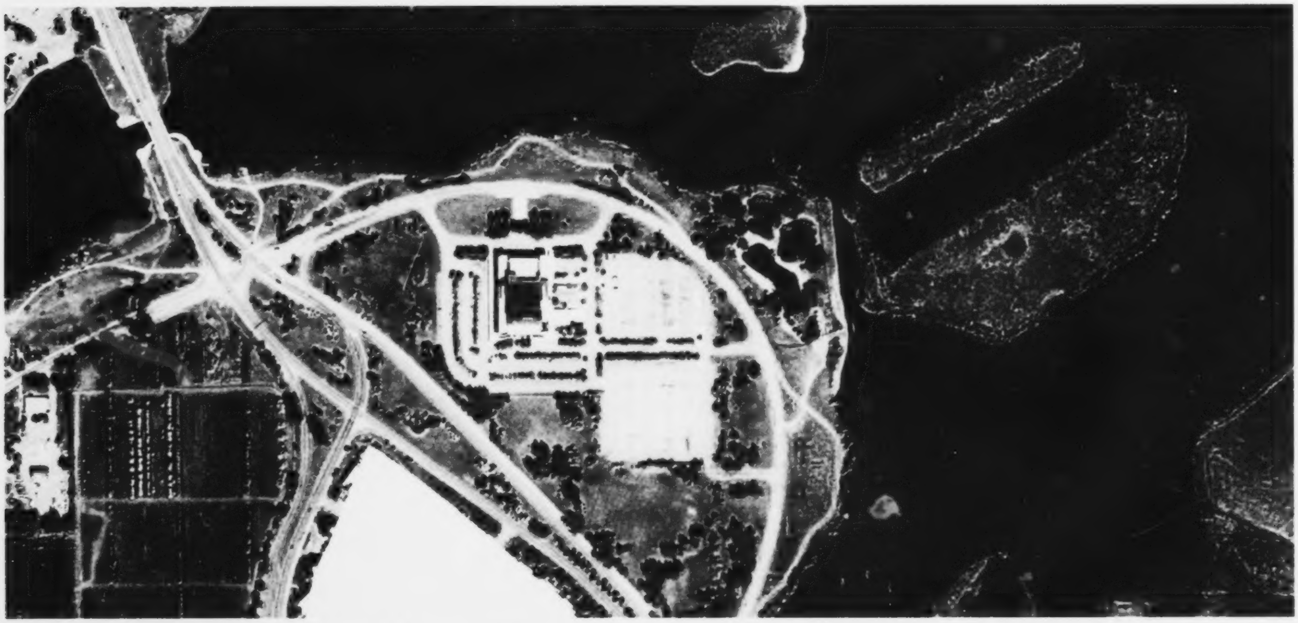
87. Proposed Development, Saskatchewan Science Centre

Waterfowl Boardwalk

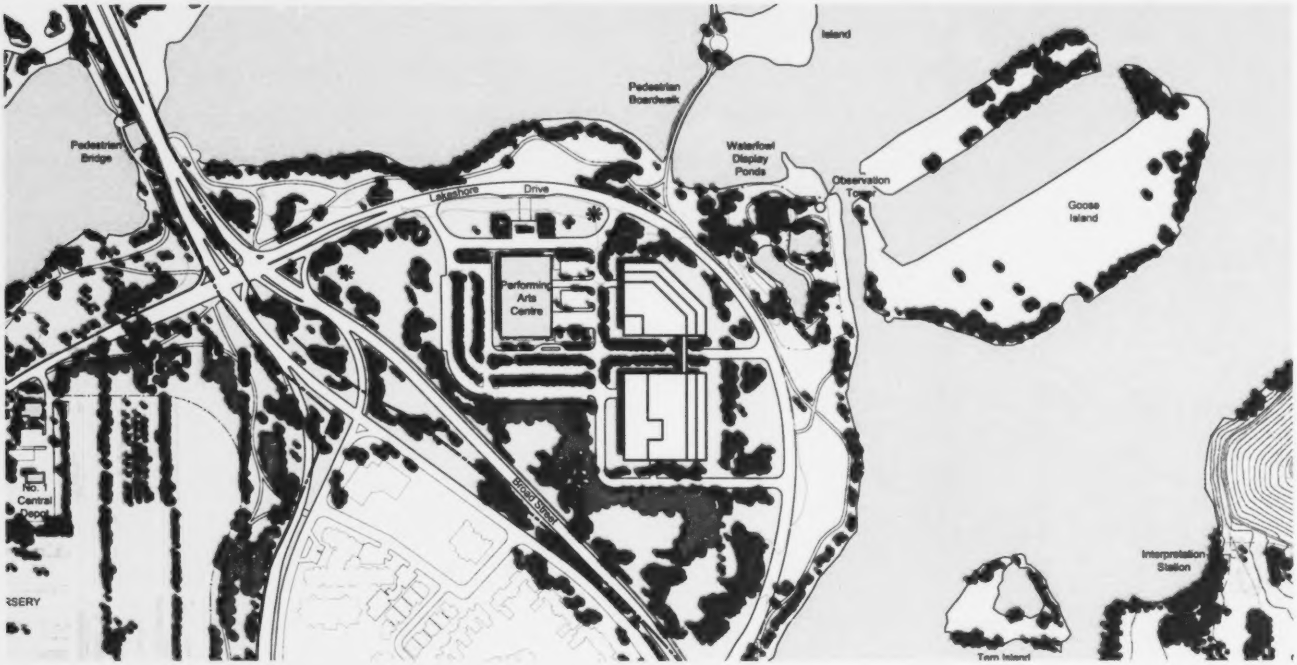
Previous plans proposed a boardwalk over the old flume bridge as a unique way of experiencing the lake and associated wetland areas while providing a needed pedestrian linkage. Once developed, the Boardwalk could also facilitate greater program coordination between the Waterfowl Display Ponds and the Science Centre. While the flume bridge was removed during the Big Dig, its place in the Plan has been taken by a boardwalk bridge sequence utilizing the small island purposely made for this function.

Area 5: Performing Arts Centre / Goose Island

This prominent and central site is occupied by the formal and monumental Conexus building in a commanding position overlooking the lake. It is flanked by large surface parking lots. Adjacent to it are the Waterfowl Display Ponds and Goose Island.



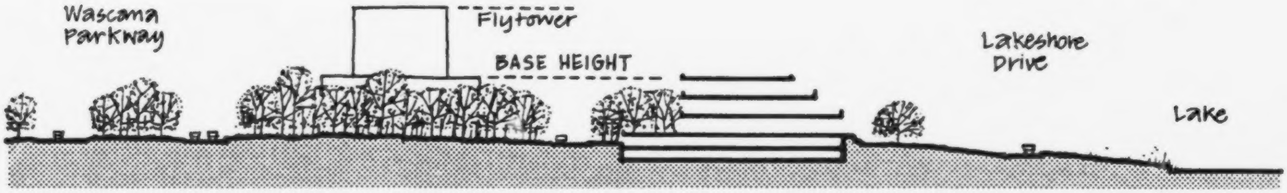
88. Aerial Photograph, Performing Arts Centre, 2005



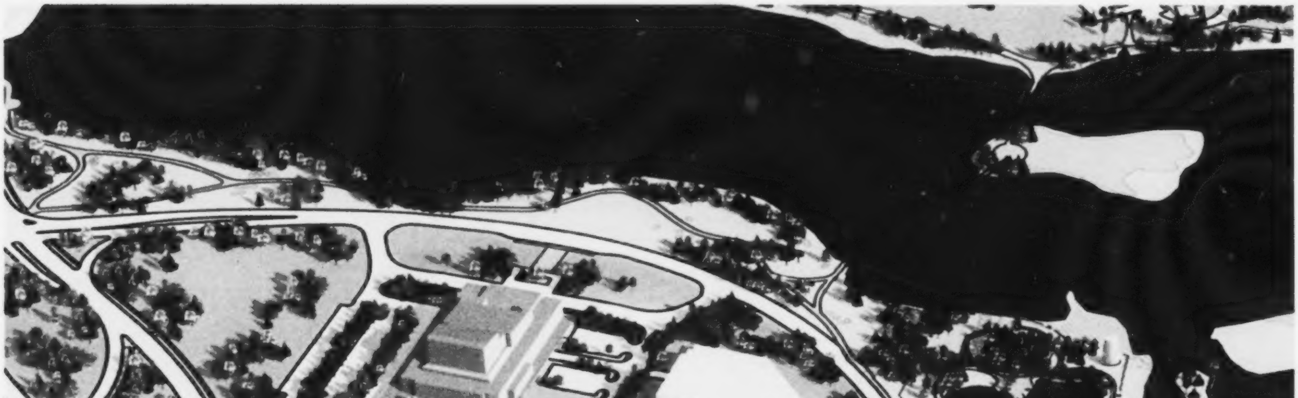
89. Existing Site Plan, Performing Arts Centre

Because of its prominent position, the site is particularly vulnerable to unsympathetic architectural design and massing. New development, if any, should be considered only if it is built over the parking lots, and only if it consists of low, perhaps terraced masses relating in scale to the base of the Conexus Arts Centre, rather than to the auditorium or fly tower. It should also only be permitted on the parking lot sites, so that the parkland adjacent to Wascana Parkway is retained.

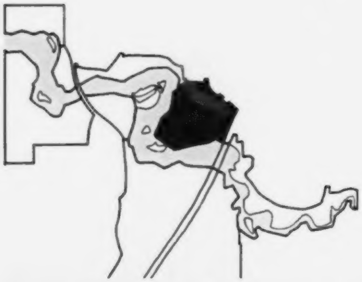
Goose Island remains as part of the wildlife reserve.



90. Height Limits of New Buildings

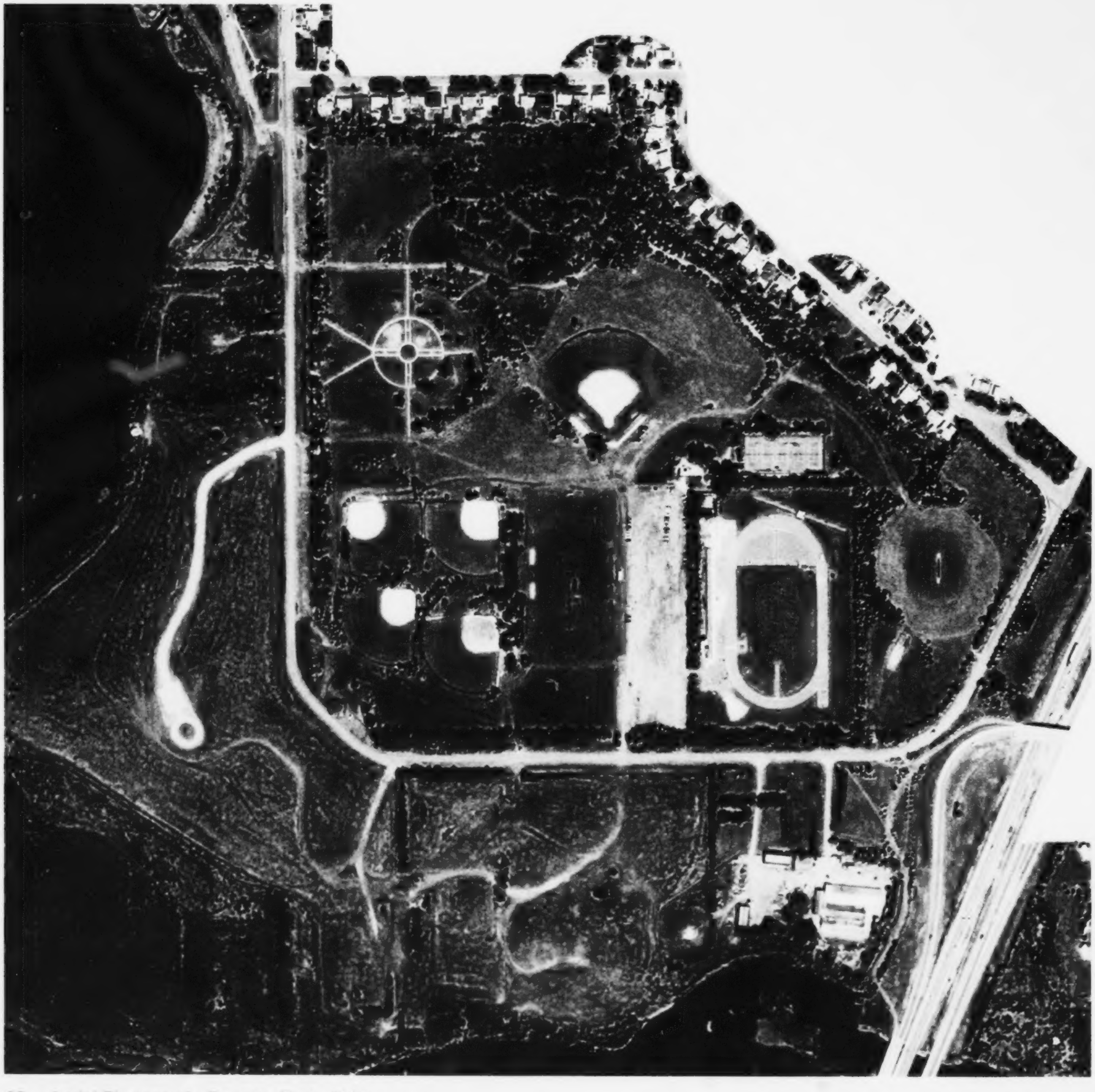


91. Digital Model view of Proposed Development, Performing Arts Centre

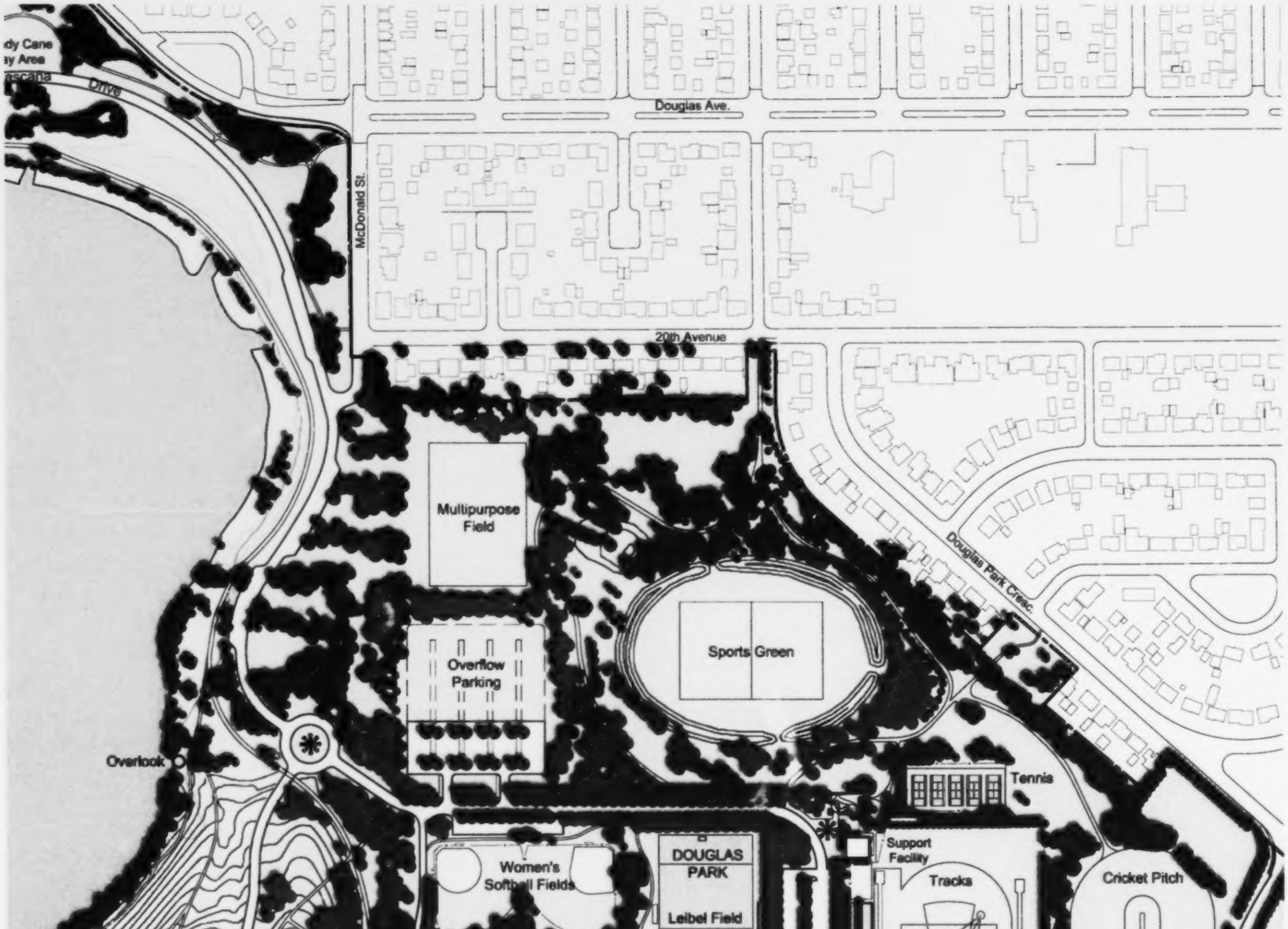


Area 6: Douglas Park/Wascana Hill

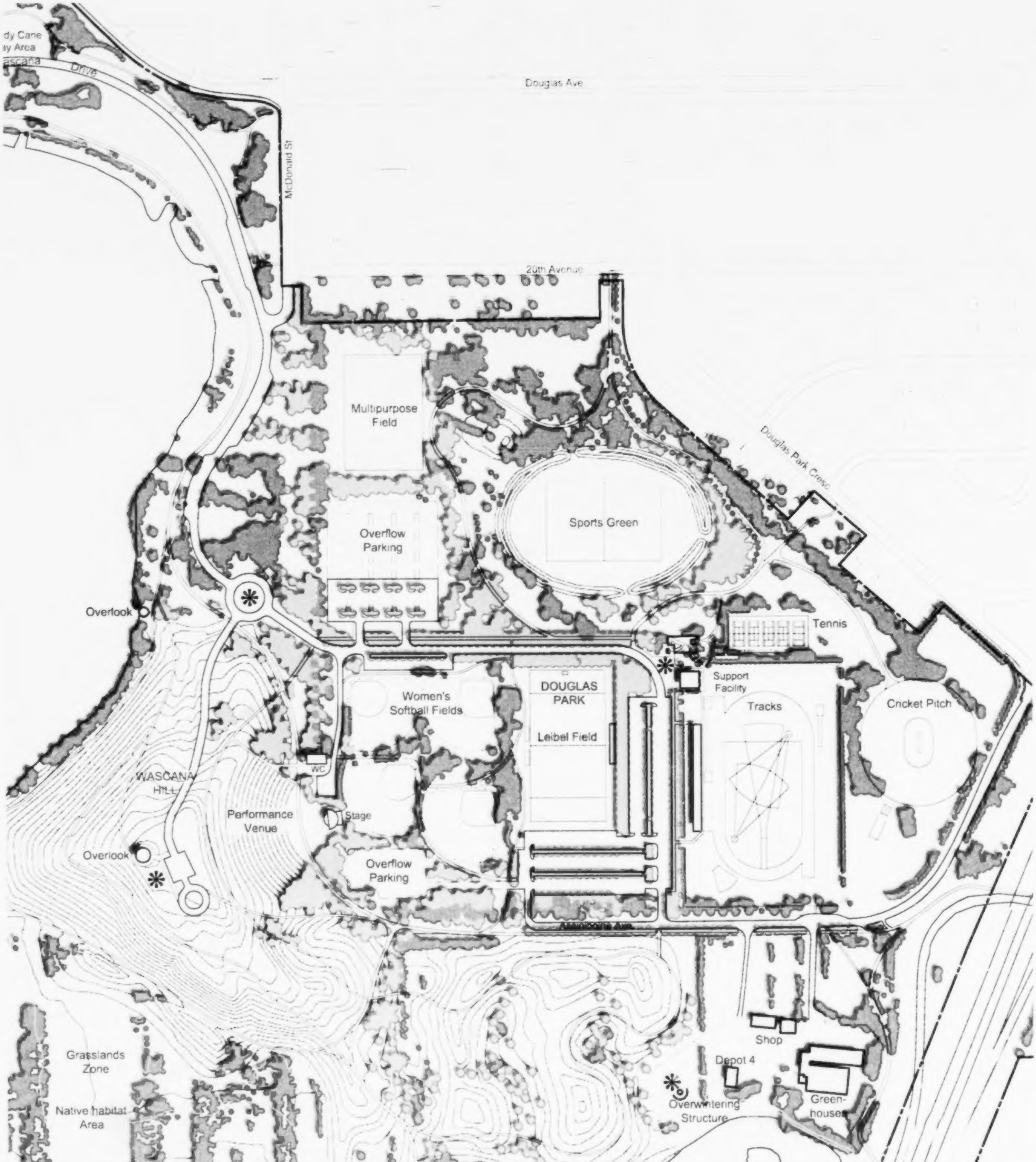
This planning area contains the termination of the scenic drive, Douglas Park sports complex and picnic grounds, Wascana Hill, an over-wintering structure for waterfowl, the W.C.A. production greenhouses, Equipment Maintenance Shop, Maintenance Depot No. 4 and some of the last original prairie grassland in the region. This terrain is rich in history and ecology.



92. Aerial Photograph, Douglas Park, 2005



93. Proposed Development, Douglas Park



93. Proposed Development, Douglas Park

The presence in one area of remnant native prairie, the site of the old Sifton farm, the "mountain" as one of the more surprising elements of the original Wascana Plan and the recent mounded evidence of the Big Dig all point to interesting opportunities to tell the story of the place in several of its manifestations over time.

Wascana Drive

This Plan shows the end of Wascana Drive relocated closer to the water and terminating at a landscaped arrival point, turn-around and destination at the base of the hill. From there, local roads lead to the Douglas Park sports fields and the top of the hill, and a foot path to a lake overlook.

Wascana Hill

Built mostly from material excavated from local construction sites and lake excavation, Wascana Hill is now at its ultimate size at about 600 metres above sea level. This elevation provides nearly unobstructed views of the complete horizon, the only place this is available in the city. A low-profile viewing shelter is planned at the summit to take advantage of the unique location.

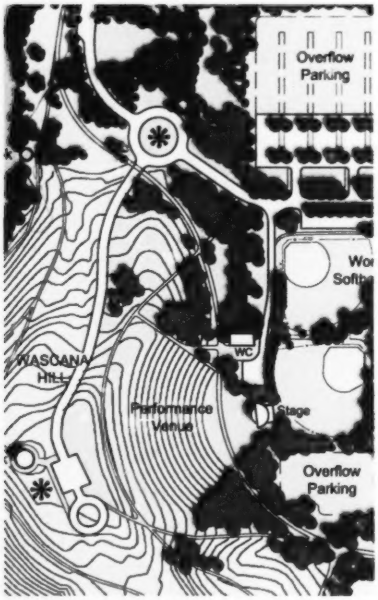
The preferred image of the Hill is of a grassed dome rising out of a mantle of rich vegetation around its base. The Hill should be covered primarily in rough-mown grass and planted with trees and shrubs only on the lower slopes and valleys.

Its main active recreational function is for jogging and walking trails in summer, skiing and tobogganing in winter. The close relationship between the base of the hill and MacDonald Street has posed a danger to toboganners. The Plan now shows this section of street closed. A gravel road leads to a parking lot at the top of the Hill.

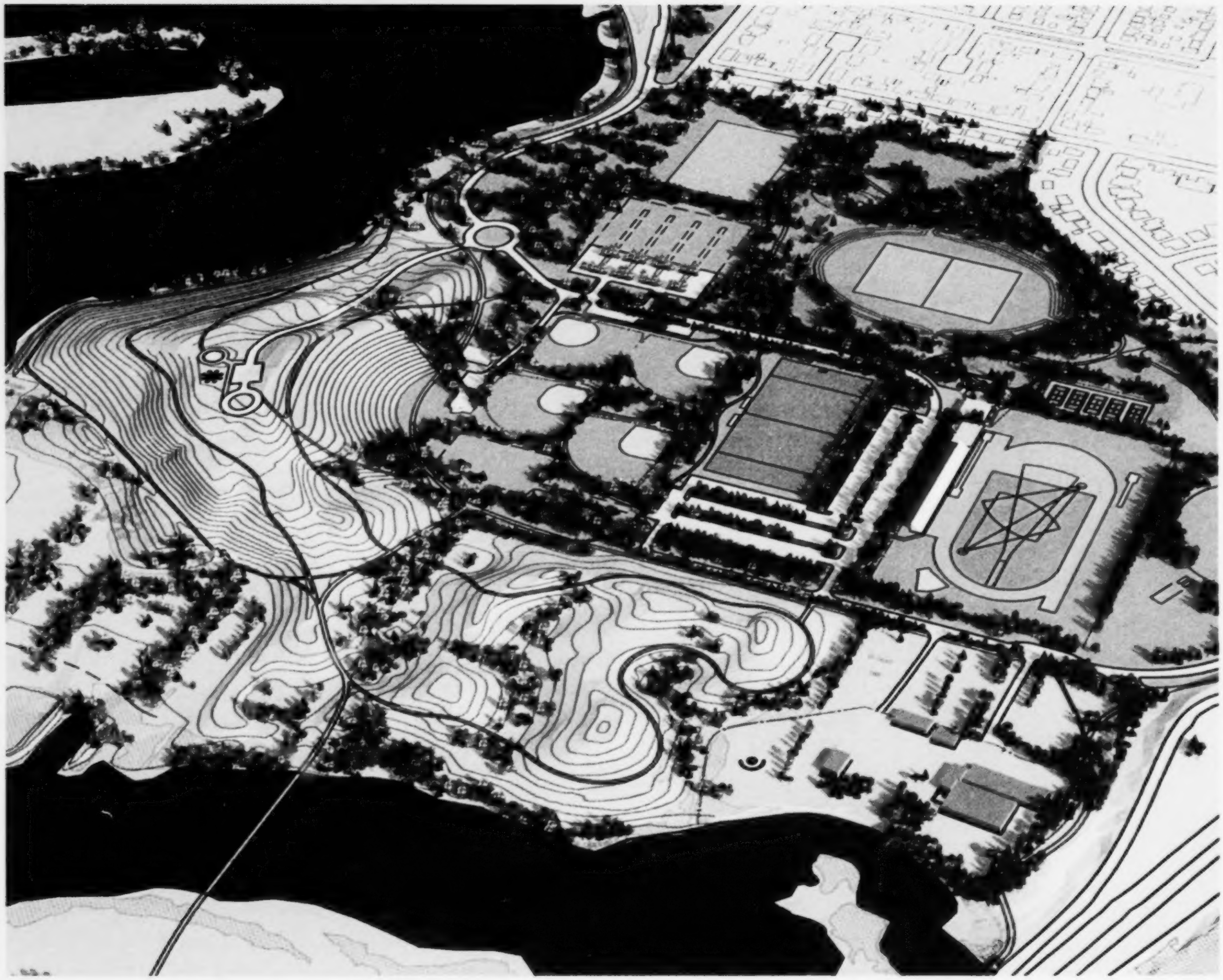
The area to the south east of the hill, previously allocated as a conservatory and arboretum has been remodelled with lake fill to form a rolling hilly landscape for winter cross-country skiing and summer trails.

Outdoor Performance Venue

The East slope of the Hill provides a natural amphitheatre for seating large numbers of people on the grass slopes, watching music and other performances on a stage at the edge of the ball fields. Sound will be directed toward the hill, which provides good acoustic control of residential areas. Patron parking is located just to the north, where the lot can be expanded onto grass at times of performance. There are great opportunities for synergy between the venue and the four adjacent ball diamonds. The stage complex could include public washrooms, night lighting, display boards and storage used for both. Truck access will be over a narrow driveway.



94. Outdoor Performance Venue on Wascana Hill



95. Proposed Development, Douglas Park

Sports Facilities

This park is one of the City's most active sports field areas and is in a relatively complete state. The Leibel Field is to be upgraded to artificial turf. The parking lots are shown more permanently developed. Cosmo Field is replaced by a soccer field within a landscape bowl. A dense planted screen is proposed at the eastern edge, against the Trans-Canada Highway and the Assiniboine Avenue overpass.

The area north of the sports fields should be developed as un-programmed outdoor space in un-irrigated short grass needing minimal maintenance

Waterfowl Park and Grassland Reserve

This area is to be preserved and managed as an educational and research facility, with access carefully monitored and controlled.

There is a significant area of low lying shore within the waterfowl park which is to be nurtured as a biological interpretation zone and which will include the very lower slopes of Wascana Hill. It is intended that this area demonstrate a range of vegetation types from marsh habitat at the water's edge, to prairie grassland and early successional woody vegetation.

Maintenance

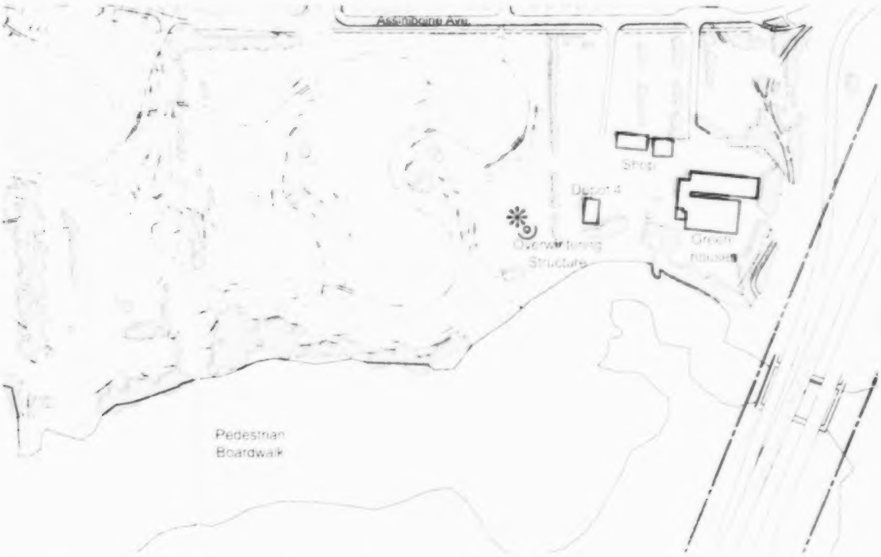
The production greenhouses, Equipment Maintenance Shop and W.C.A. Maintenance Depot No. 4 will be retained.

Assiniboine Flyover

Proposed in the 1982 Plan, a bridge connection has been constructed between the Trans-Canada Highway Bypass and Assiniboine Avenue east of Wascana Centre. Care has been taken since to avoid a street connection between Assiniboine Avenue, east and west, so that commuter traffic from the south-eastern sector of Regina will not be able to use Wascana Drive as a through route. A special lane, restricted to bicycles and pedestrians, has been constructed to provide a direct link into Wascana Centre from Assiniboine Avenue.

Waterfowl Boardwalk

The Plan proposes a boardwalk across the lake, connecting the university with the sports fields and outdoor amphitheatre performance venue. It would provide a stunning experience and addition to trail options, and a unique perspective on the wildfowl reserve.



Proposed paths and Waterfowl Boardwalk

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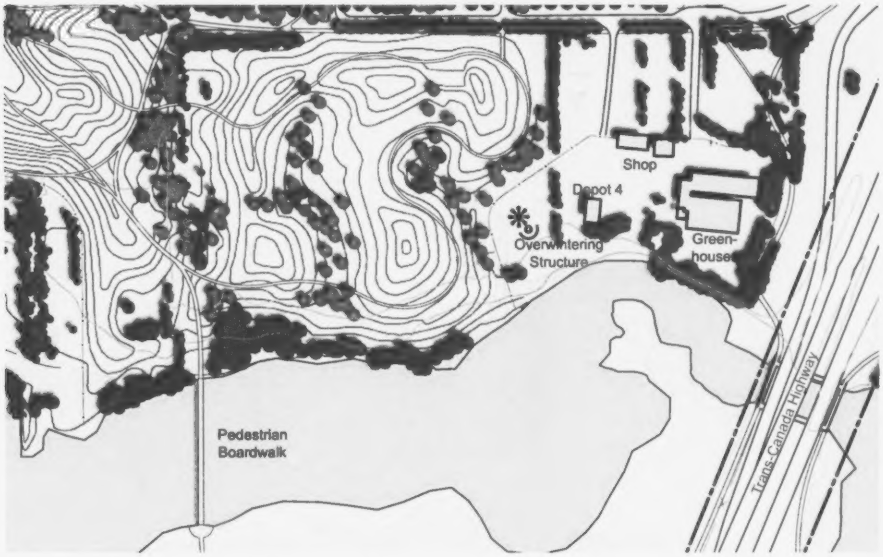
Waterfowl Boardwalk

The Plan proposes a boardwalk across the lake, connecting the university with the sports fields and outdoor amphitheatre performance venue. It would provide a stunning experience and addition to trail options, and a unique perspective on the wildfowl reserve.



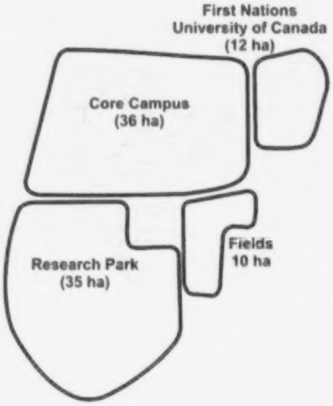
96. Proposed paths and Waterfowl Boardwalk

Area 7: The University of Regina Main Campus and Regina Research Park

The selection of a site for a new campus in Regina was precipitated by the need for rapid university expansion in the early '60s. At that time, it was expected that the new campus would accommodate some 8,000 fulltime students within a 15 year time frame, a significant number of whom would live on campus. Building growth was stalled between 1974 and 1989, while student enrolment continued to increase, albeit at a slower pace than originally anticipated.

The early Master Plans reflected an arts and science university supported by a residential collegiate system. The residential idea was only partially implemented. While the core academic emphasis has remained, the current student body lives primarily off campus. Outreach, part-time and extension programs have also grown.

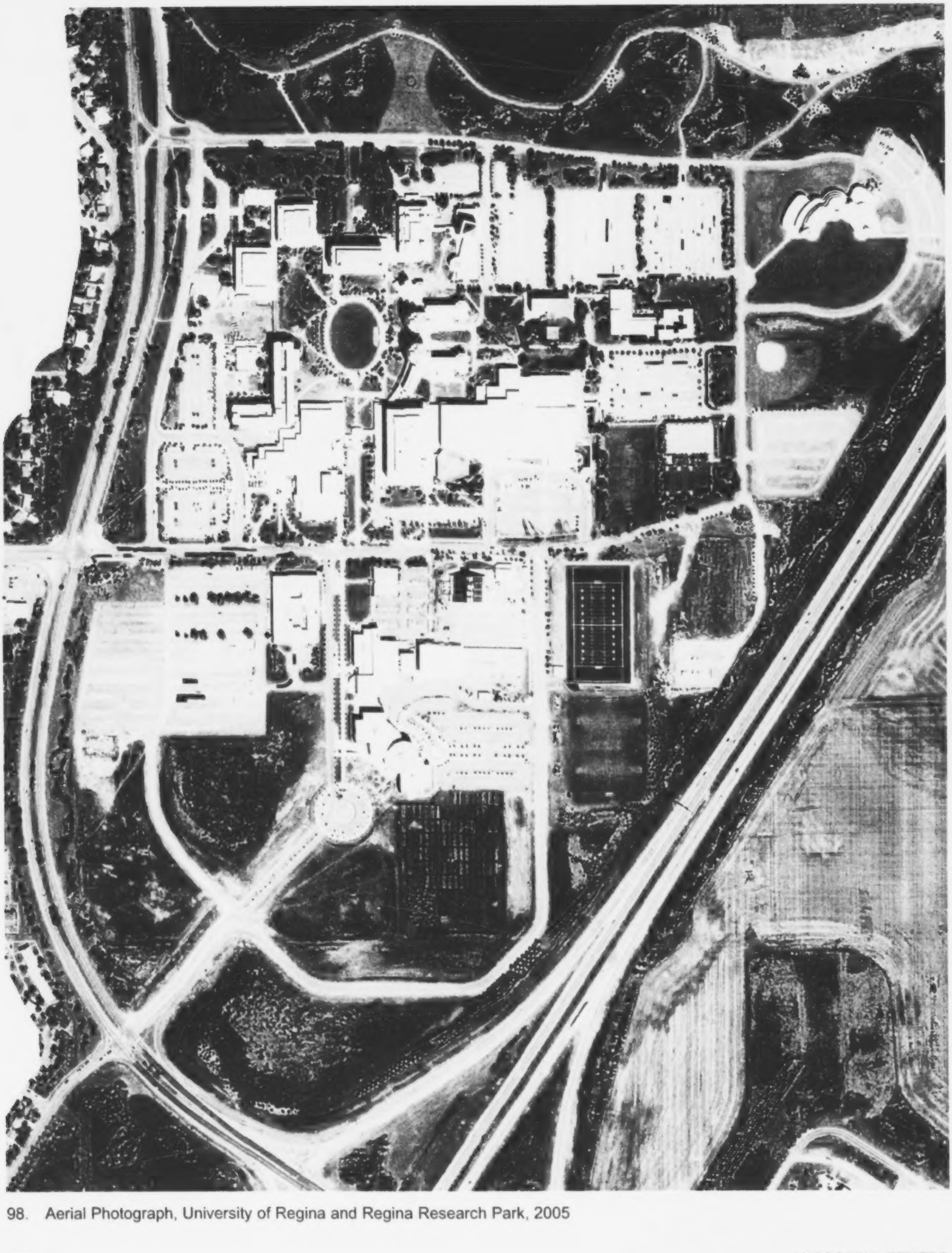
Approximately 50% of off campus or day students now have parking permits. This trend can also be observed in high schools, and the University projects a continuing increase in parking requirements. A shift to higher transit use seems unlikely in the short term because of user resistance and the particular needs of part-time students. However, the resulting vast surface parking lots create an exposed and unattractive environment which runs counter to the fundamental idea of Wascana Centre as a place where grass and trees predominate.



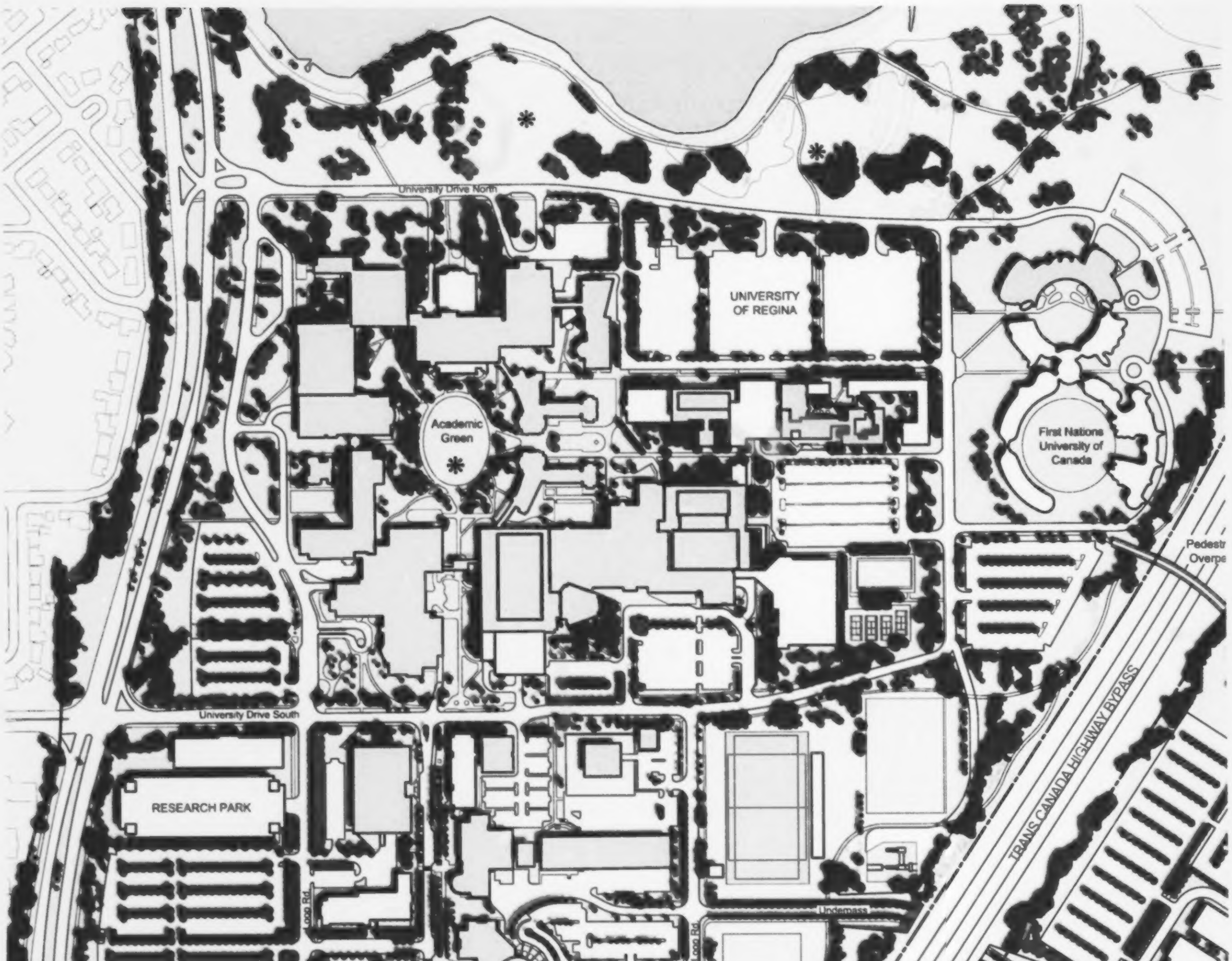
97. Main components of the campus

The success of the original 1962 University plan depended upon the completion of many phases of building within a relatively short period of time. Its interruption left the campus in an 'incomplete' state with a weak sense of focus and structure. For many years, the partial completion of the indoor pedestrian concourse system and the disproportionate number of isolated buildings also put students and faculty to some inconvenience and discomfort during the winter.

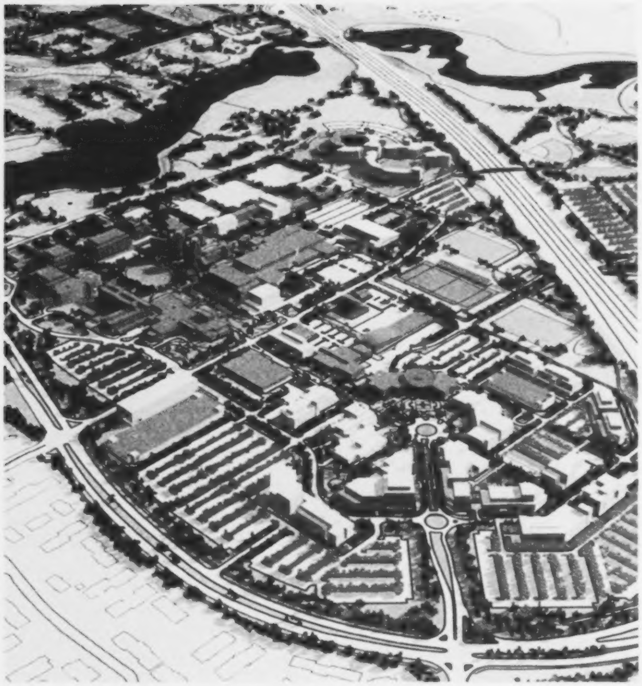
Since 1982 the Master Plan has proposed that development would occur in two general areas, each to accommodate quite different uses. Academic uses would be concentrated in the campus core, with new buildings arranged to spatially define the central Academic Green and to permit the completion of a continuous interior pedestrian system. Research uses with ties to private industry would be accommodated to the south, structured along a University Mall that originated at the Academic Green and extended south.



98. Aerial Photograph, University of Regina and Regina Research Park, 2005

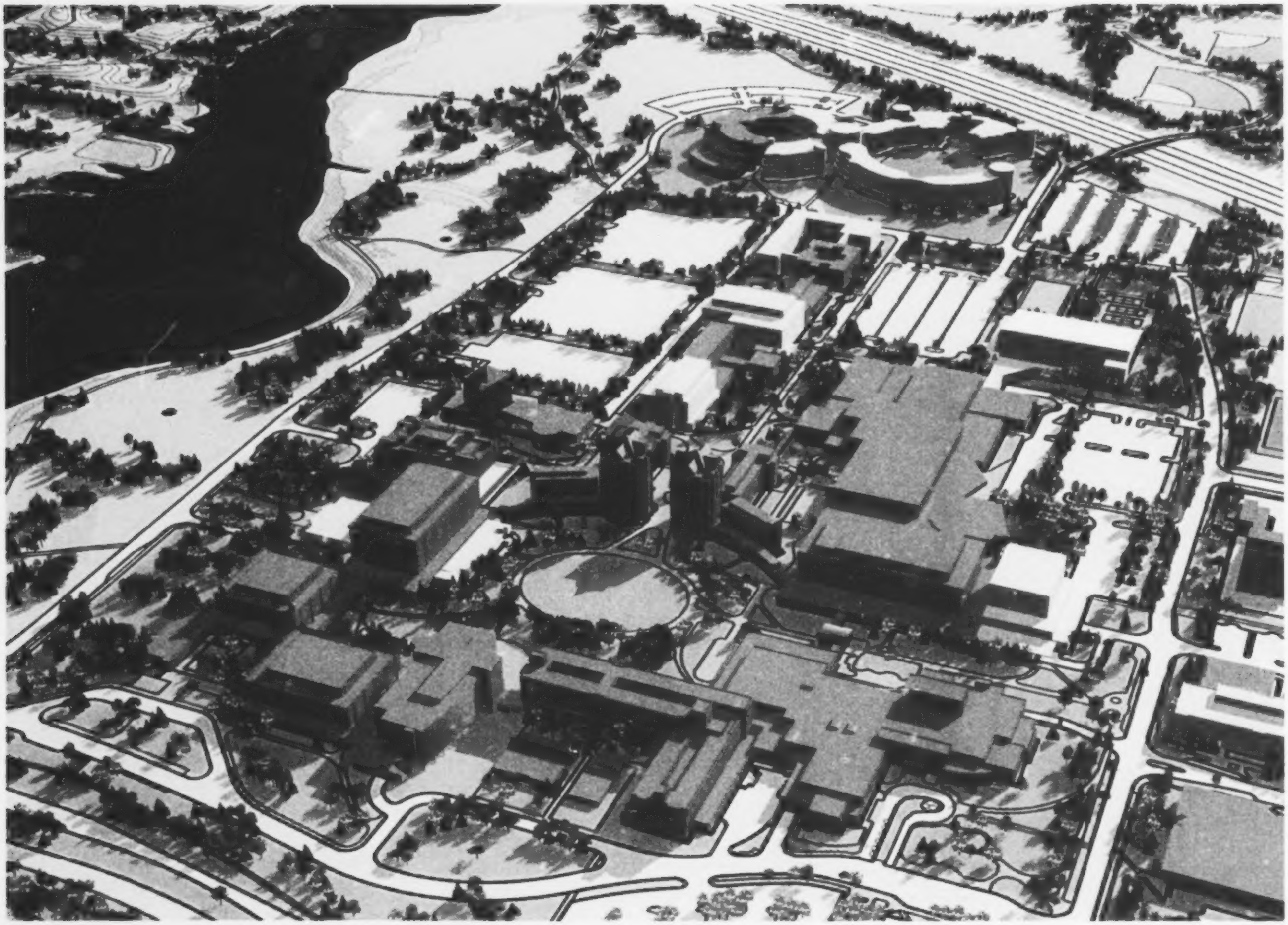


99. Proposed Development, University of Regina and Regina Research Park



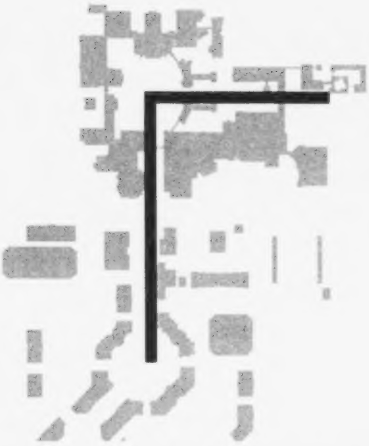
There has been considerable progress in both thrusts since the1999 Plan. The first phase of the First Nations University of Canada has been built. New housing has completed the interior pedestrian loop. The Academic Green has been given a sense of spatial identity The Research Park is underway, operated by the Saskatchewan Opportunities Corporation, on lands leased from the University of Regina.

100. Digital Model view of Proposed Development, University of Regina and Regina Research Park



101. Digital Model view of Proposed Development, University of Regina Main Campus

The Campus Long Range Development Plan

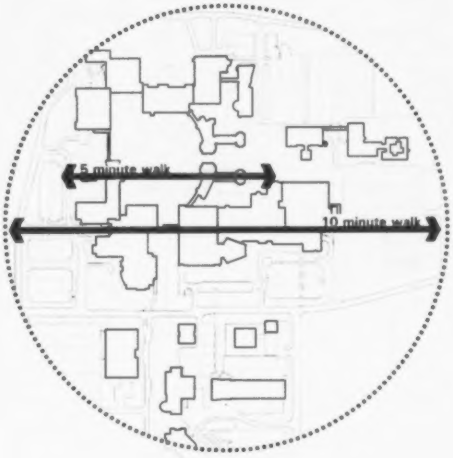

102. Spatial structure is an inverted "L"

The primary spatial and landscape structure of the campus is an inverted "L" focused at its corner on the Academic Green, with projections southward along University Mall toward the Research Park and extending eastward to the proposed double court yarded of the First Nations University. This primary structure is complemented by a series of courtyards providing a focus and identity to smaller groups of buildings.

Parking is proposed partly on the surface, partly under buildings, and partly in two major structures shown south and east of the Kinesiology building. Two potential locations are shown for a street and pedestrian linkage passing under the Trans-Canada Highway to link with future expansion of the campus in Wascana East. University Playing Fields remain in the eastern part of the campus, adjacent to the Highway.

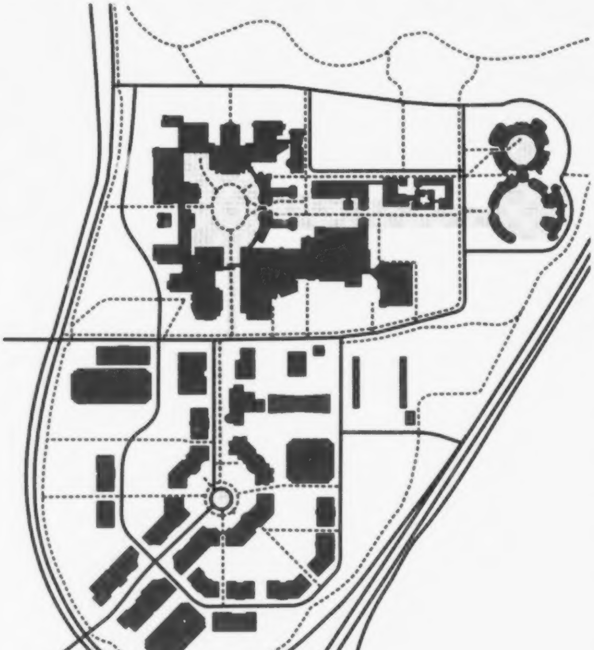
The road system around the academic precinct is a loop containing a pedestrian zone. Buildings facing the perimeter road should establish a street presence or sense of address. Other basic principles of The University of Regina Campus Plan can be summarized as follows:

Compact Campus Size: Future development will support a sense of cohesion as well as convenient pedestrian movement between campus facilities.

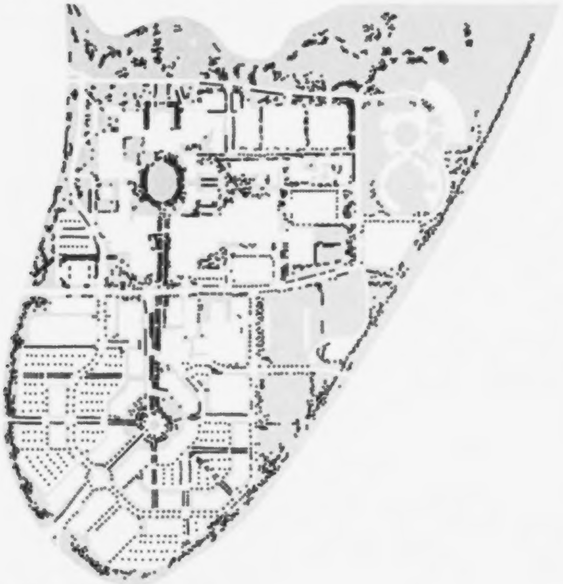


103. The Compact Campus—10 min. (750 m) and 5 min. (375 m) Walking Distances

Spatial Structure: The spatial structure of the campus will be reinforced. It is composed of a central space, two spines east and south, a series of protected courts, and a network of trails.

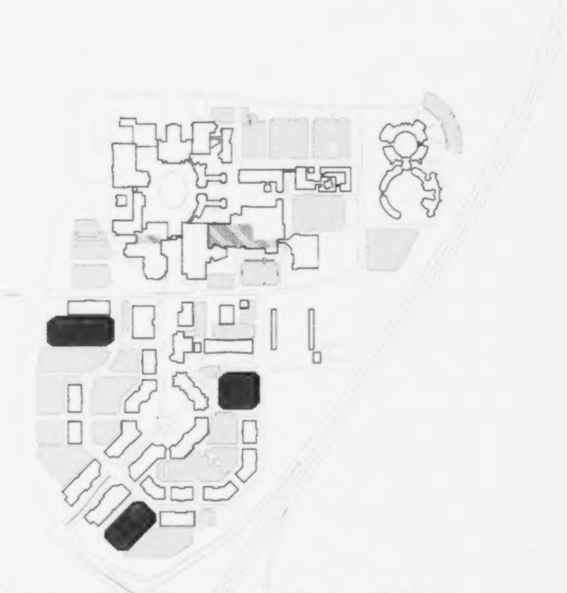

104. Spatial Structure

Landscape Structure: Campus landscapes will reinforce the spatial structure and circulation system of the campus as well as provide pleasant places to relax, view and play. Buildings will be sited and designed to define and animate meaningful outdoor spaces.



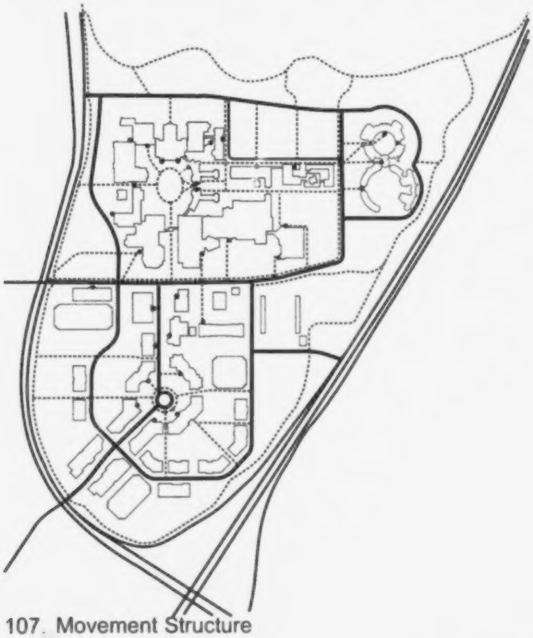
105. Landscape Structure

Parking: The University will move from reliance on surface parking to a greater mix of structured parking provided in association with building expansion.



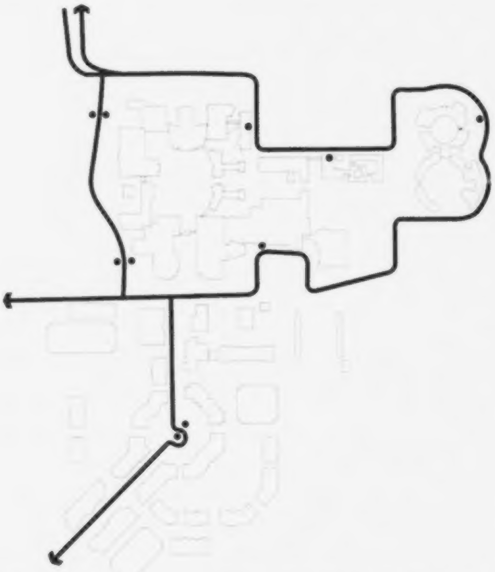
106. Long Term Structure and Surface Parking

Road and Path Structure: The road structure will reinforce primary loops around the campus and research park, with internal secondary roads providing access to individual buildings and service areas. Pedestrian paths will form a finer network linking parking lots, building entries, and recreational trails.



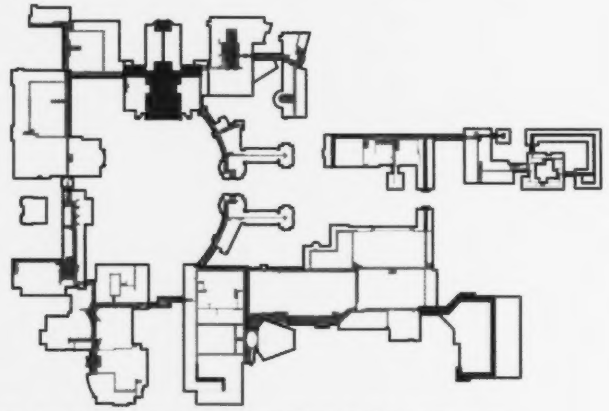
107. Movement Structure

Transit Convenience: The University will seek ways to improve transit service in terms of frequency, convenient stops and efficient routings.



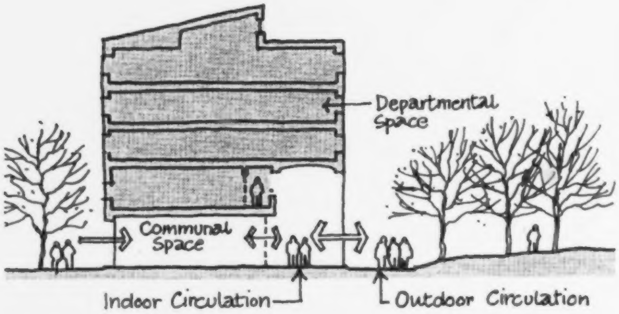
108. Proposed Routes and Stops Close to Building

The Pedestrian Concourse System: The indoor pedestrian concourse system will be extended to connect all campus buildings. It will be at ground level wherever possible, with access to the outdoors and natural light. The concourses will be designed as a series of connected indoor urban "streets" – vital and sociable meeting grounds for the entire university community.



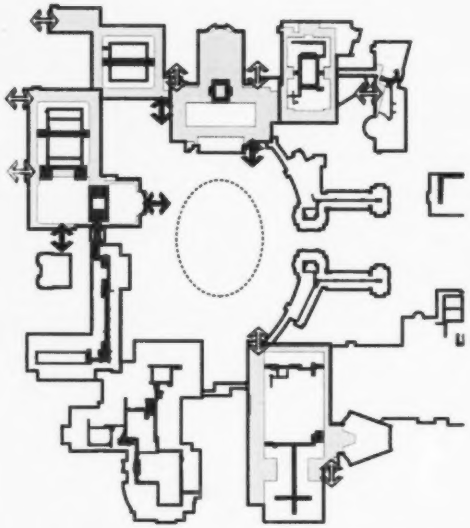
109. Proposed Concourse Structure in the Long Term

Constituent and Communal Needs: Projects established to meet the needs of a particular constituency or user group will also meet the communal needs of the University as a whole.



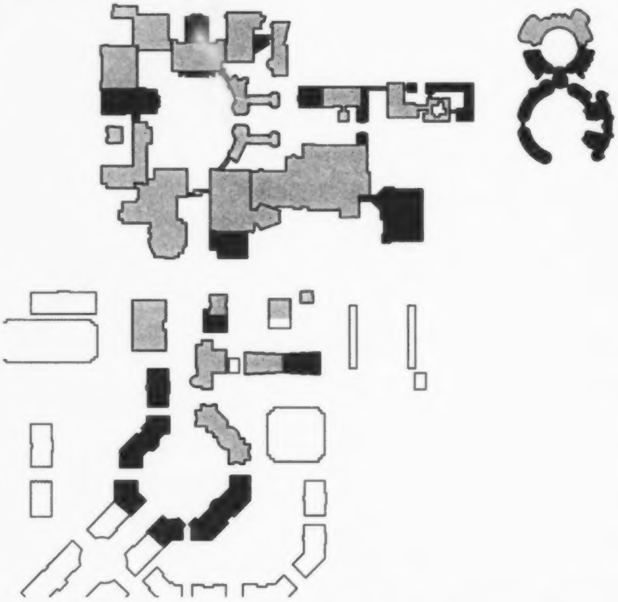
111. The Contribution of Projects to the Communal Good

Animating the Academic Green: The Academic Green will be surrounded by buildings which will present a friendly face to it, include more intimate spaces and activity attractions within it, and there will be easy access to the concourse system at grade and the podium level above.



110. An Academic Green with a Permeable Perimeter

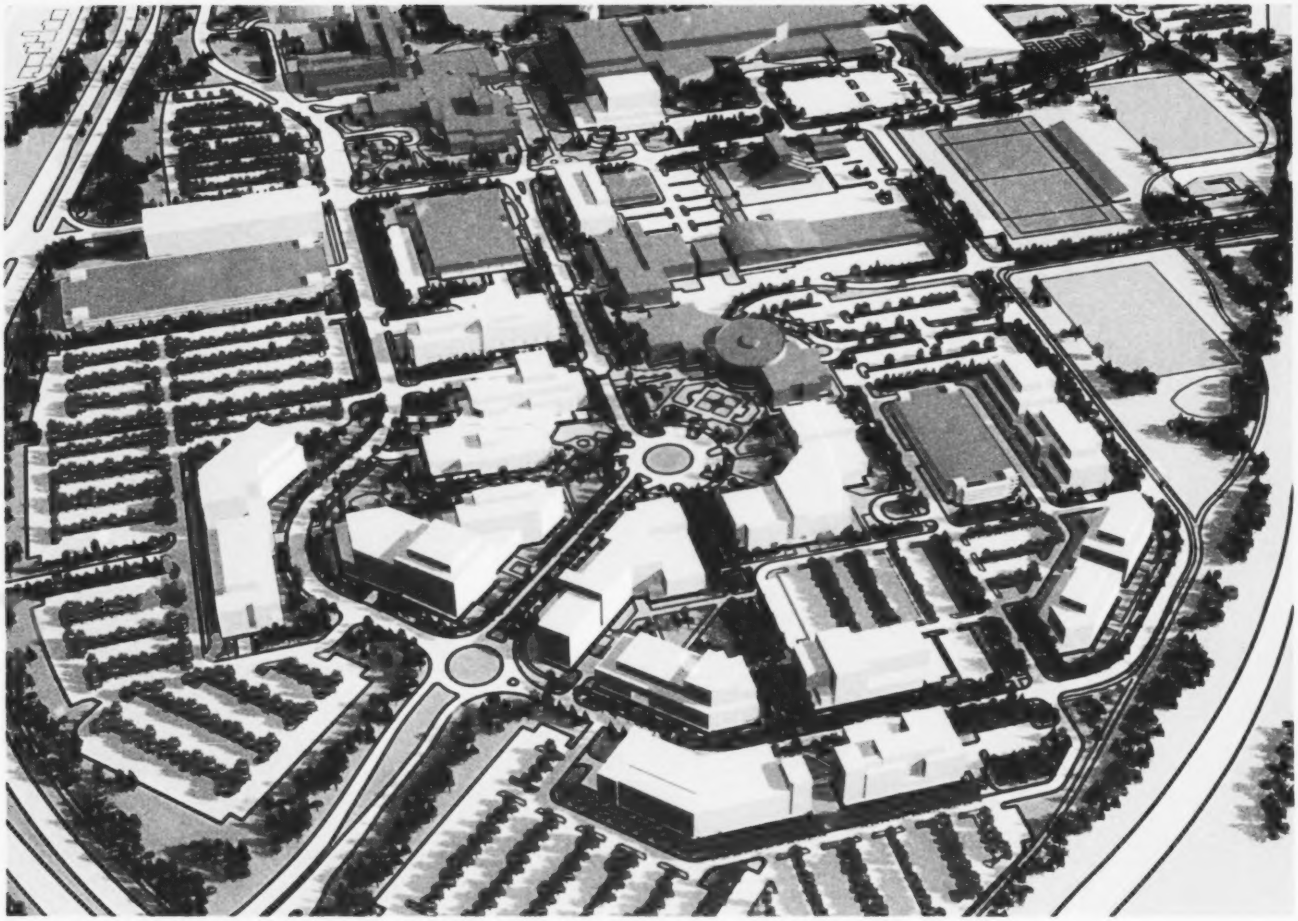
Campus Expansion Priority: Each new building will be sited and designed to contribute to the campus-wide pedestrian system and the ordering of the overall spatial structure.



112. First Priority: Building Sites with the greatest potential to meet Plan Objectives

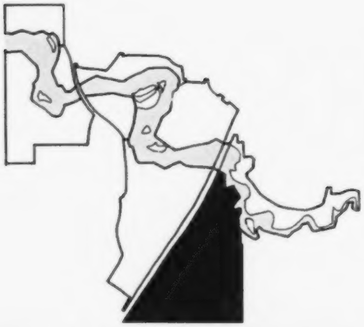
Research Park

In the Research Park, the buildings focus on Research Drive, associated for part of its length with the University Mall and the Central Plaza, which also acts as a source of visitor arrival to the park. A loop road provides access to parking and address to the secondary buildings. Parking is partly on the surface, and partly in structures. The University population relies on 1,100 parking spaces on Research Park land.

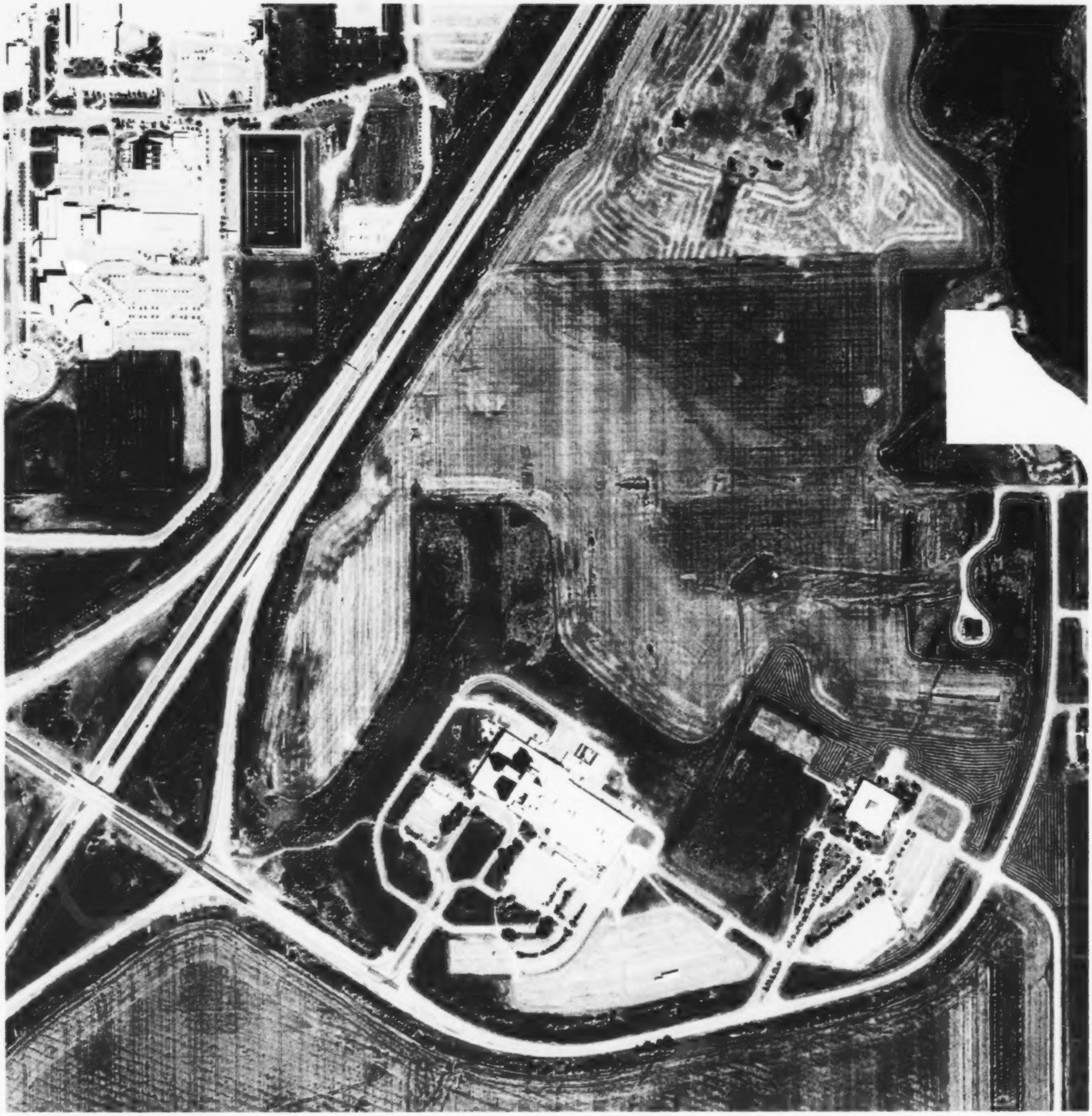


113. Digital Model view of Proposed Development, Regina Research Park

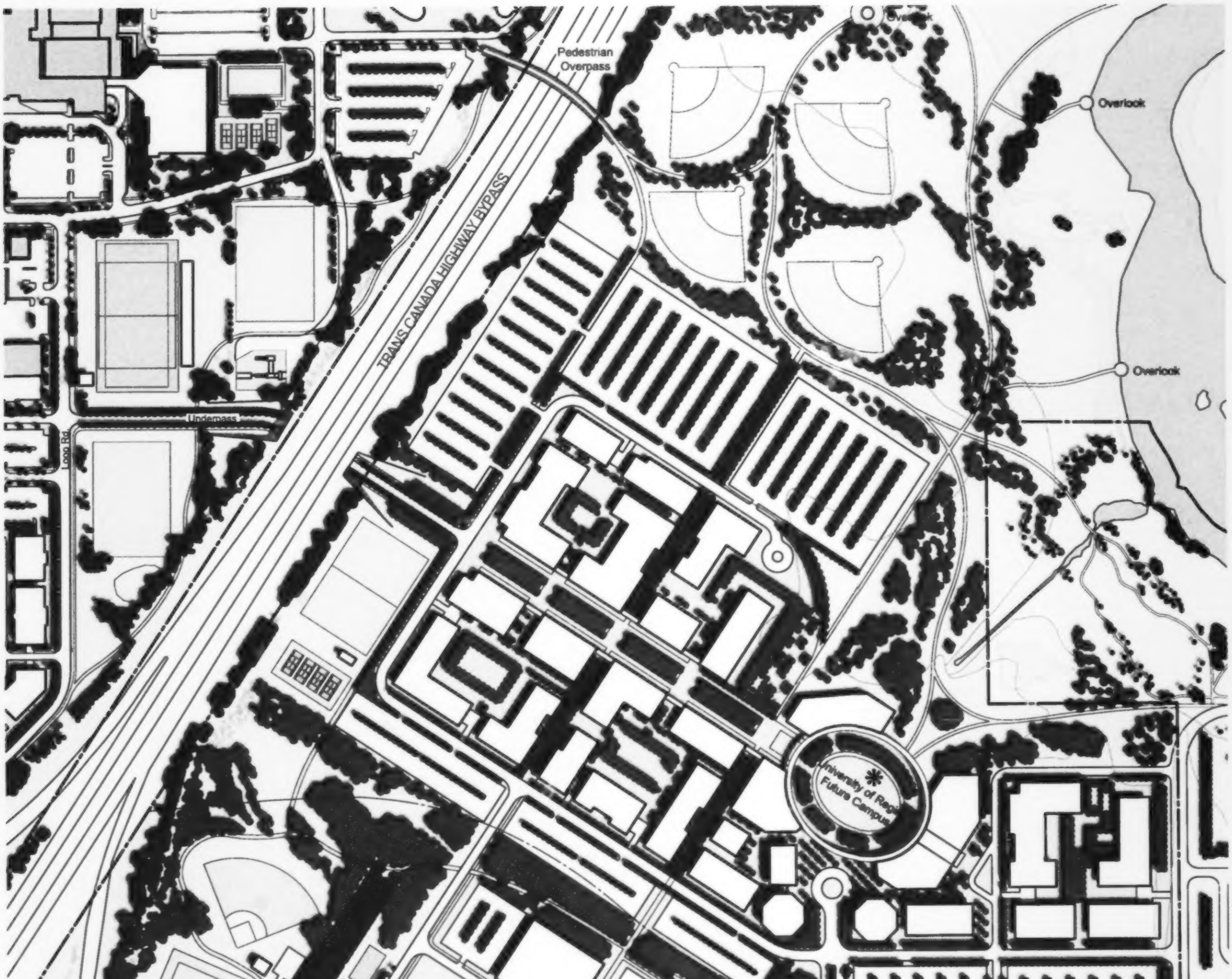
Area 8: Wascana East



The area east of the Trans-Canada Highway and north of Wascana Parkway is presently a relatively treeless grassland, from which rise the cruciform tower and the cubic buildings of the S.I.A.S.T. Wascana Campus. To the north is a triangle of land used for fill from the Big Dig, with the marshy headwaters of Wascana Lake beyond. To the south is a large farm field.



114. Aerial Photograph, Wascana East, North Section, 2005

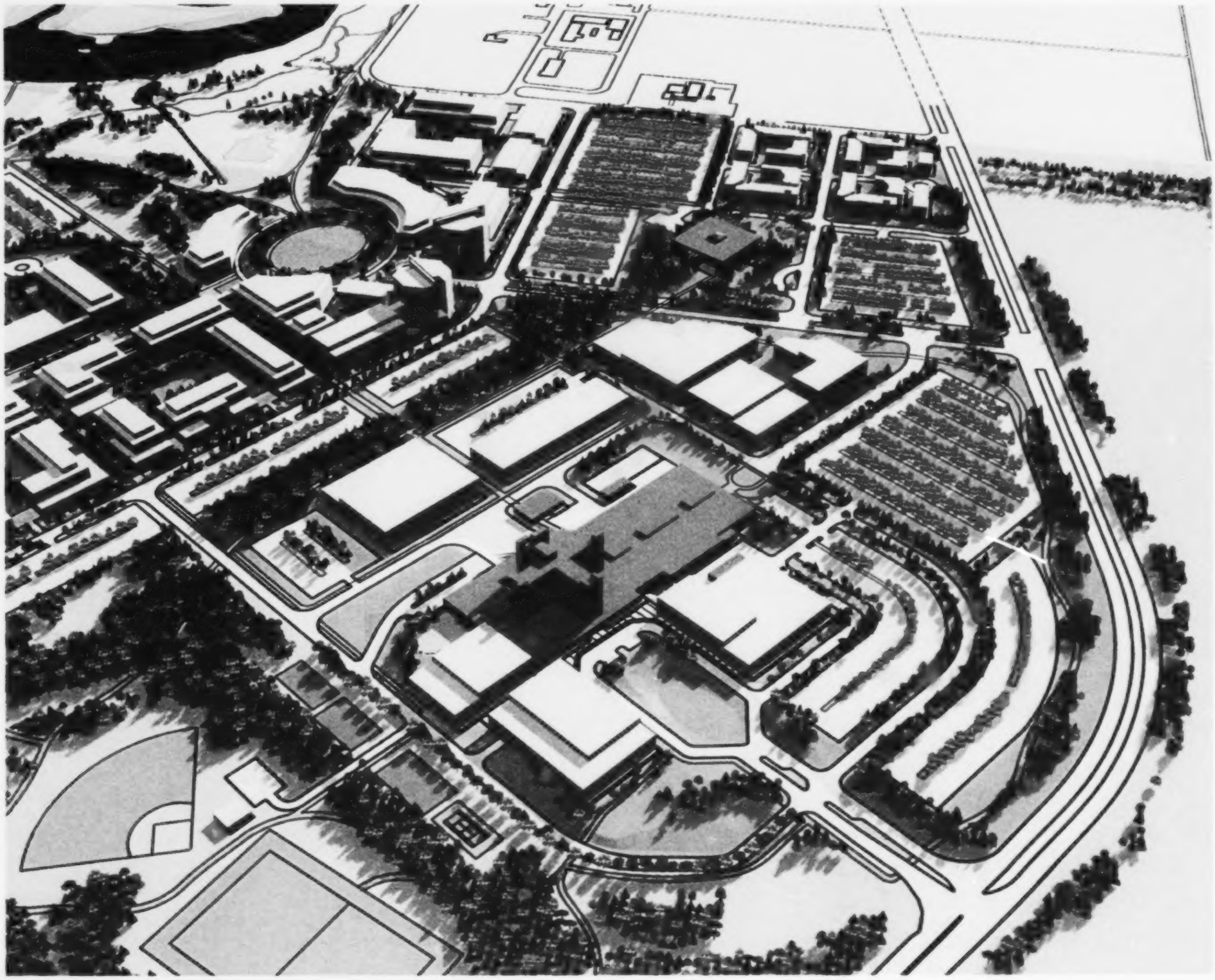


115. Proposed Development, Wascana East, North Section

The primary objective of Wascana Centre, which is to provide a coordinated, attractive, park-like setting for government, cultural and recreational uses, has not yet been fully achieved in Wascana East, partly because irrigation water is not readily available here as elsewhere and partly because of the removed and monumentally institutional character of the two existing buildings—the tower because of its height and the original Institute because of its severe geometry and windowless walls. Future development provides the opportunity to bring the architectural and landscape development of the area in line with the high quality of the rest of Wascana Centre.

S.I.A.S.T. Expansion

At present, the tower is occupied by classrooms, offices and seminar rooms. The podium is occupied by larger classrooms, laboratories, libraries, cafeteria, receiving and mechanical shops.

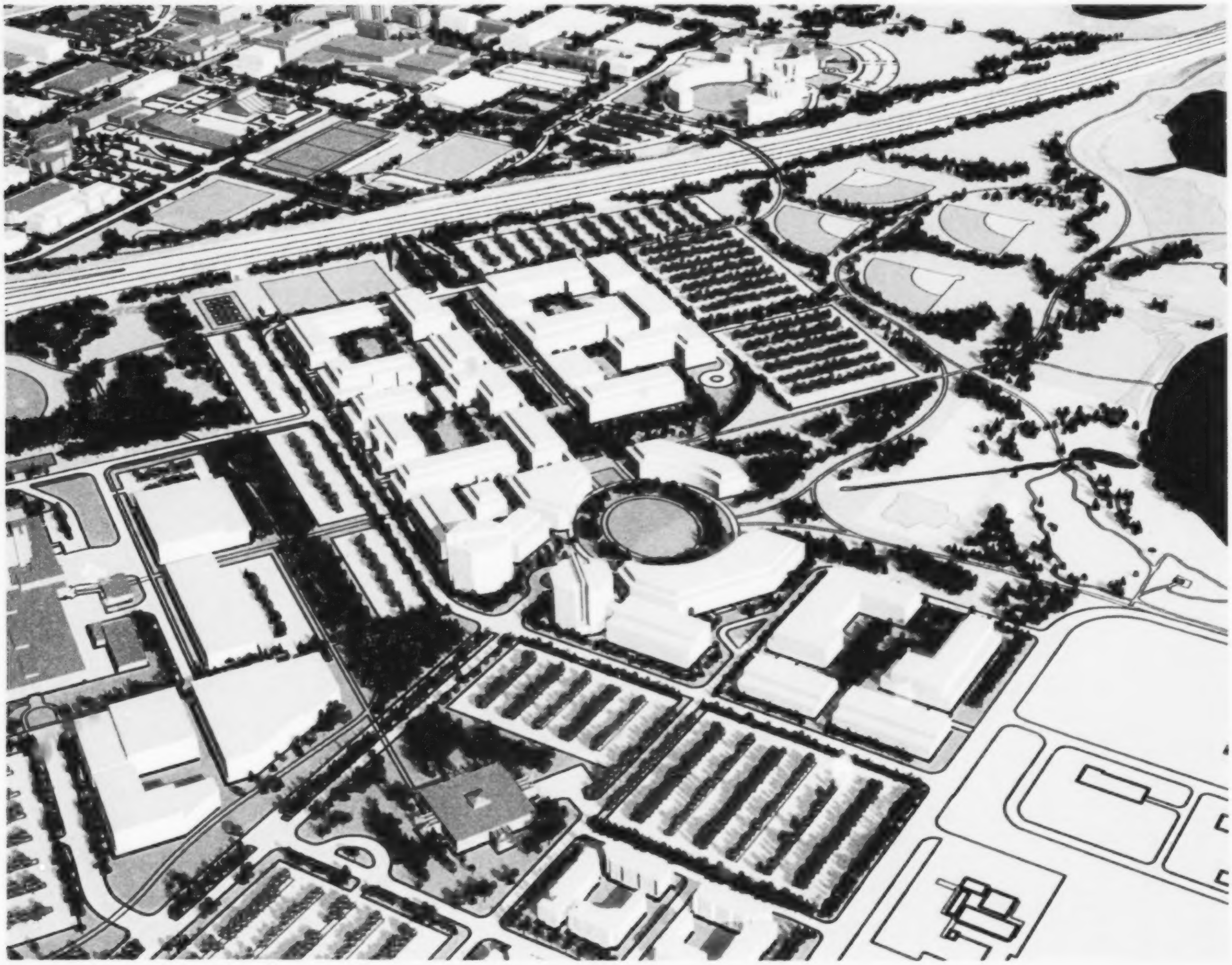


116. Digital Model view of Proposed Development, SIAST

Future expansion should include buildings on both sides of the entrance, to give it spatial definition and some respite from the severe, windy microclimate. Secondary expansion sites are available to the north. The circulation pattern has been set up so as to encourage integration between SIAST and the second university campus.

Future U of R Campus

The area allocated to academic buildings on the U of R Main Campus has space for only a few additional buildings. Once its capacity is reached, an future campus will be started east of the highway. The new campus is organized around an Academic Green and generous Central Mall. Paths at right angles to the Mall link parking, sports fields and the SIAST campus. A continuation of the Mall in the form of a car, bicycle, and pedestrian route links the two campuses. The Green is of the same scale as that in the existing campus. It is accessed by a main entrance drive from Wascana Parkway.



117. Model view of Proposed Development, University of Regina Future Campus

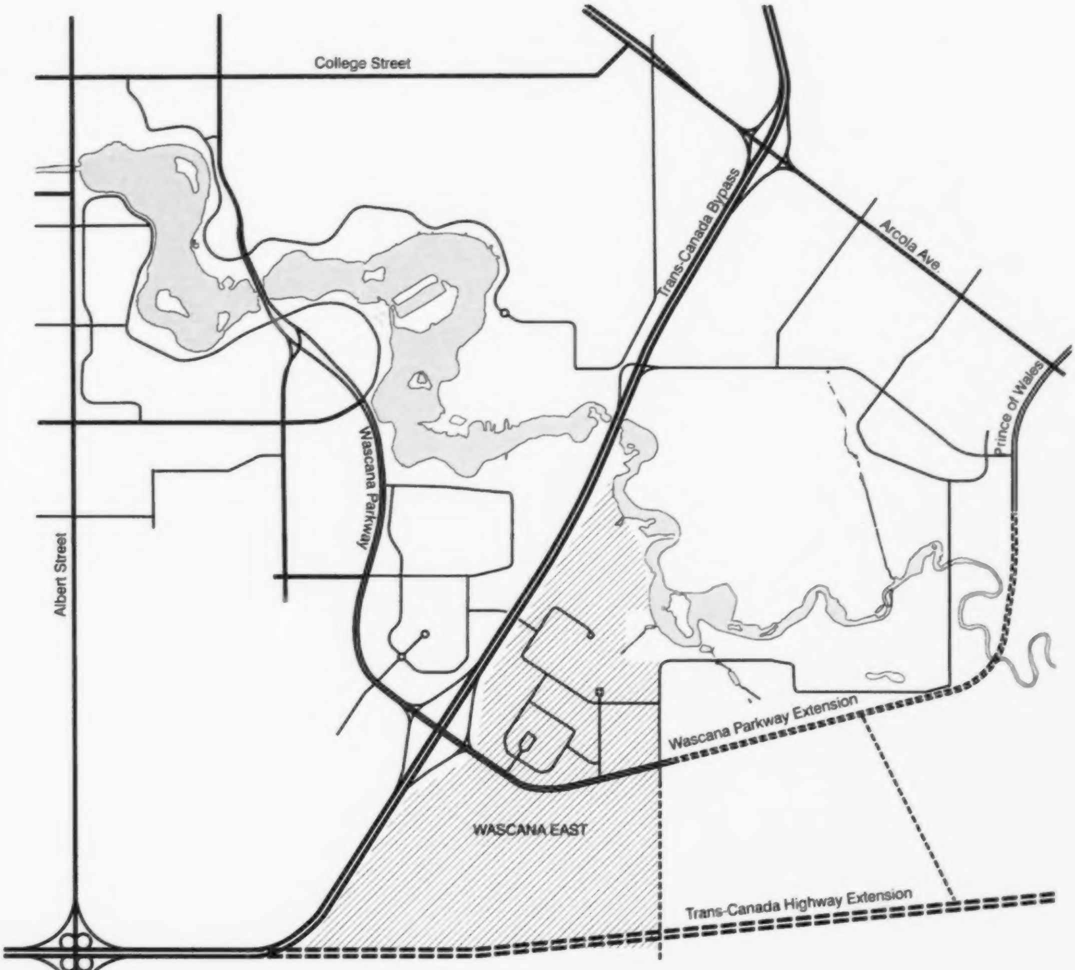
Response to Climate

The major climatic issue on the site concerns wind and snow conditions. The exposure of the site, particularly to the prevailing southeast winter wind, creates extreme problems of wind chill, snow drifting and poor visibility. The buildings and plantings should therefore be designed to moderate these conditions as much as possible.

Arterial Roads and Highways

The City of Regina South East Sector Plan now shows alignments for extensions of the Trans-Canada Highway and Wascana Parkway, which have been incorporated into this Plan.

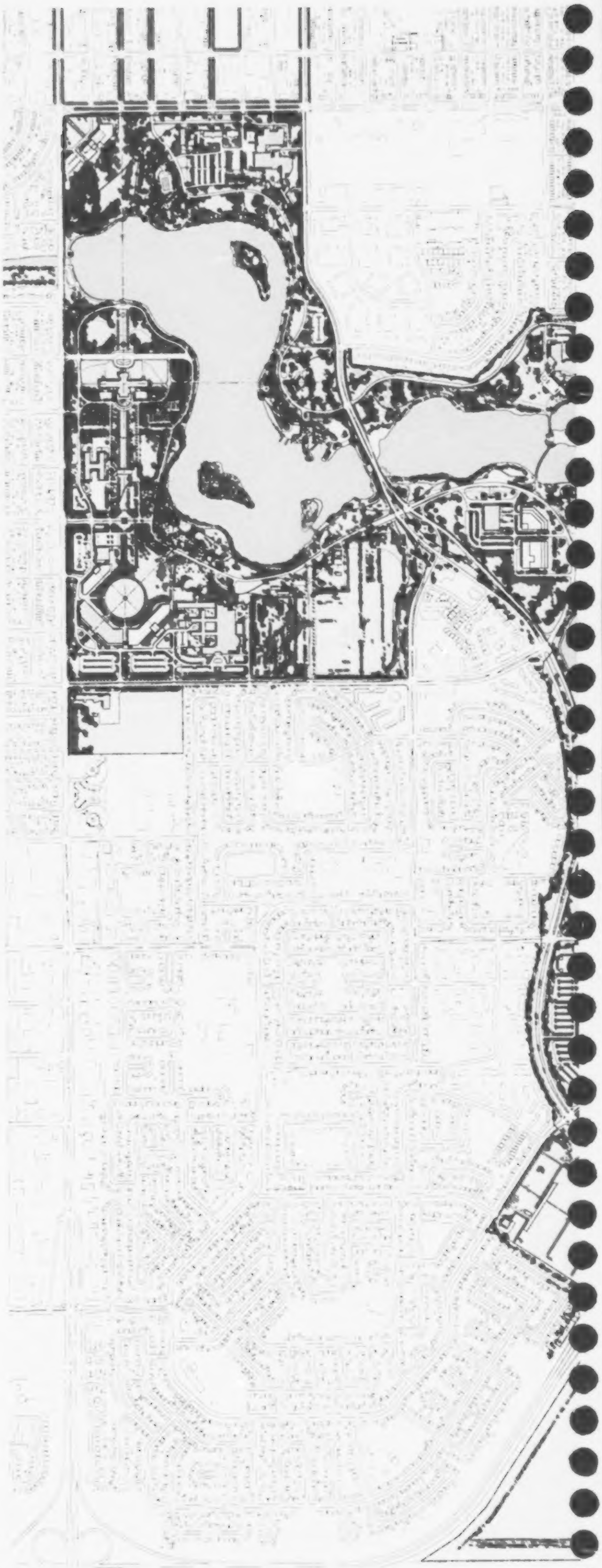
The important point for Wascana Centre is to ensure that any realignment of Wascana Parkway continue to permit access both north and south to the Wascana East lands, the planning of which would be severely compromised if it became a limited access highway east of the interchange.



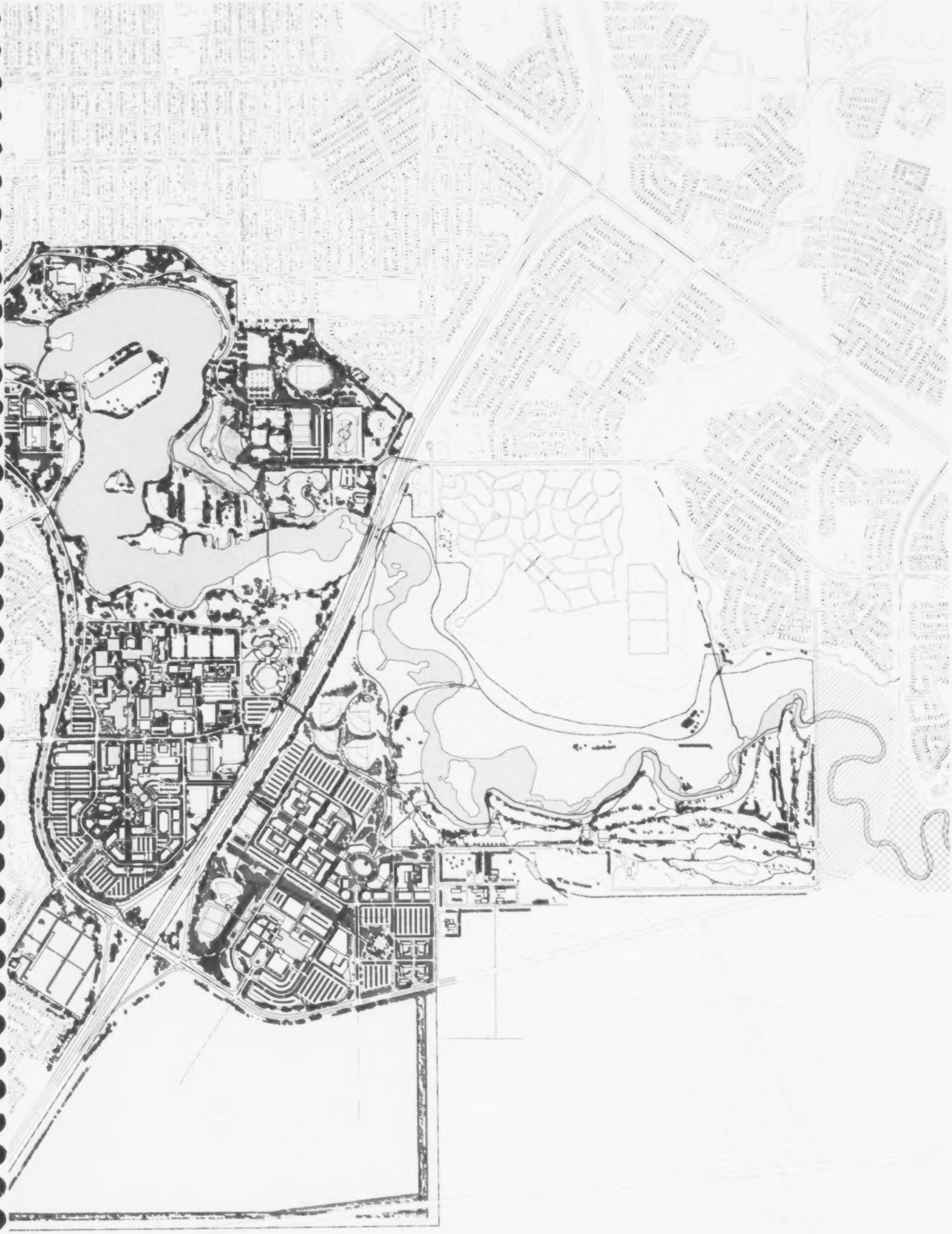
118. Possible Future Primary Road Alignment

Composite Demonstration Plan

The accompanying illustration brings together the development area plans described in this section into a composite drawing referred to as the Demonstration Plan. Larger scale copies are available upon request. A three-dimensional model of the Demonstration Plan can also be viewed at Wascana Place.



119. Composite Demonstration Plan



Section 6

Urban and Rural Context

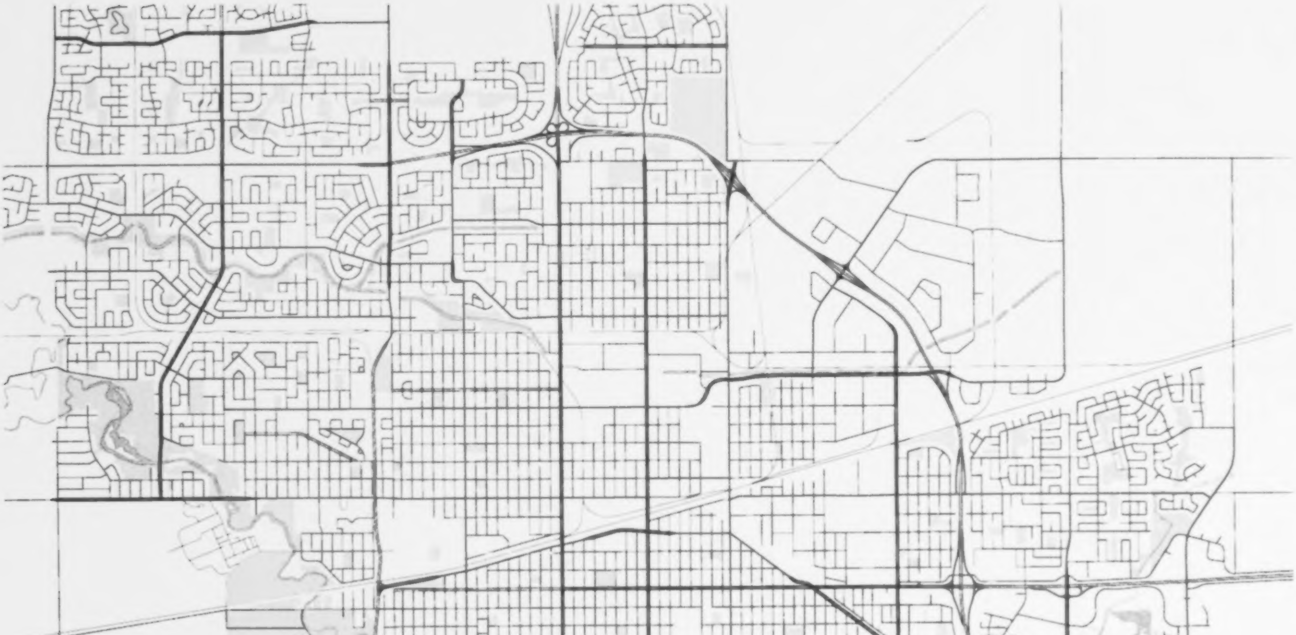
This section discusses Wascana Centre in relation to its neighbours, including its role in larger open space and circulation systems, and the current and potential impacts of continuing urban development.

The recommendations put forward in this section are to be regarded as positions which should invite discussion between the Authority and relevant agencies, and not as part of the Master Plan proper. The resolution of the issues discussed requires reciprocal action between the Wascana Centre Authority on the one hand, and City, Rural, or Provincial jurisdictions on the other.

6.1 Part of a Green Space System

The landscapes in and beyond Wascana Centre should influence and support the development of a continuous system of linked green spaces.

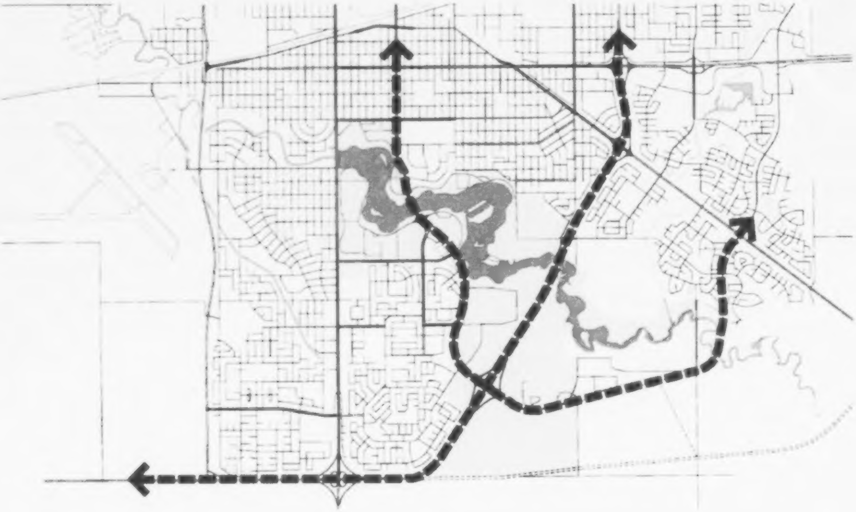
Wascana Centre is part of a network oAf green spaces within the City that is largely related to the regional water courses of Wascana Creek and Pilot Butte Creek. Together with Wascana Centre, this continuous green space network offers the city a broad range of park-like places linked by walkways and bicycle routes.



120. Regina Open Space System

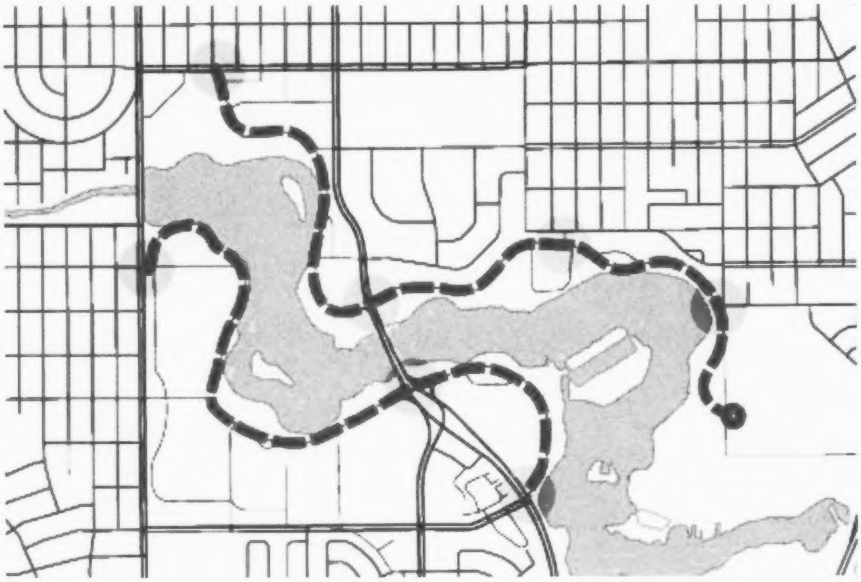
6.2 Continuity of Circulation

Wascana Centre, as an integral part of the City, carries through traffic of various kinds. At one end of the scale, vehicular traffic with no direct interest or destination in the Centre travels through the Centre along the Trans-Canada Highway and along Wascana Parkway. These routes are excluded from Wascana Centre's territory.



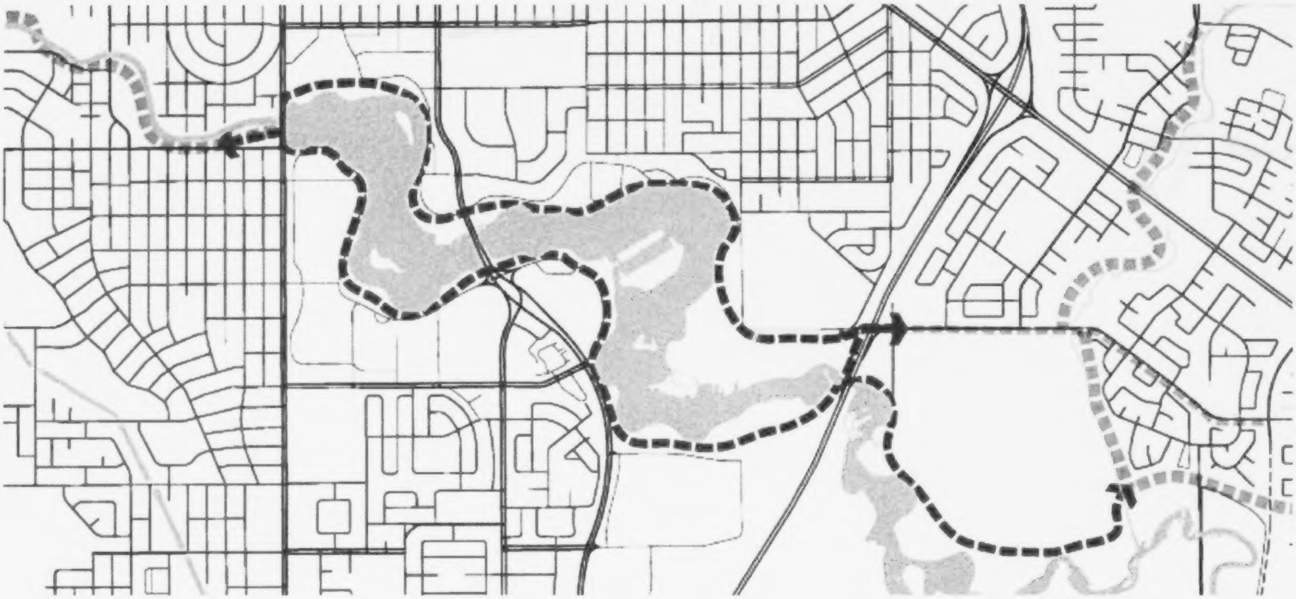
121. Through Routes

At the next level, the Centre's scenic drives are connected to streets in the City's road system at a number of points. The development of these connections and of the streets beyond should encourage recreational traffic while discouraging through traffic.



122. Scenic Routes

Bicycle, ski, and pedestrian trails are connected to similar trails in the rest of the City so that continuity, or 'through traffic' is positively encouraged in this case. In particular, two trails, one north and one south of the lake, should form continuous links to City trail systems to the east and to the west of the Centre.



123. Trails

6.3 Connections to Downtown

Wascana Centre extends from the south eastern boundary of the City to within four blocks of the central business district in the heart of the City. The longstanding objective to more fully link the Centre with the heart of the City is increasing in importance as the revitalization and repopulation of adjacent residential areas continues.

The city streets, in particular the north-south streets, are key to providing physical and visual connections between downtown and the Centre. The ability of these streets to act as connectors could be reinforced in a number of ways.

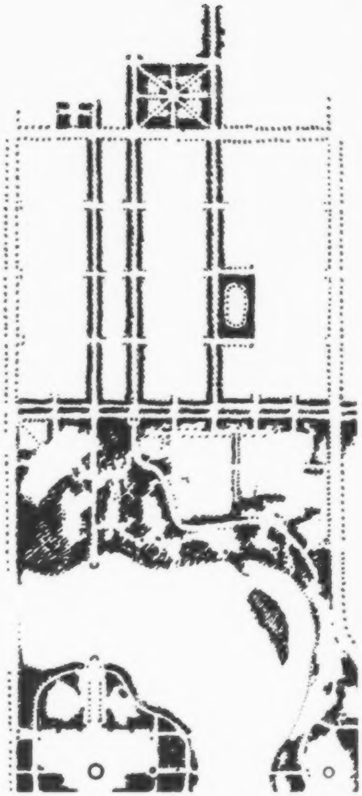
The two major entries to downtown from the south, Broad Street and Albert Street, should be treated as treed boulevards, extending into the downtown area the ceremonial character these streets presently exhibit adjacent to Wascana Centre. It should also be a goal to make these streets more comfortable for pedestrians through the use of widened sidewalks, distinctive paving, street trees, coordinated lighting and furnishings.

Street improvements with a special emphasis on pedestrian use and amenity could also be extended along the present Scarth Street Mall from Cornwall Centre to Wascana Centre.

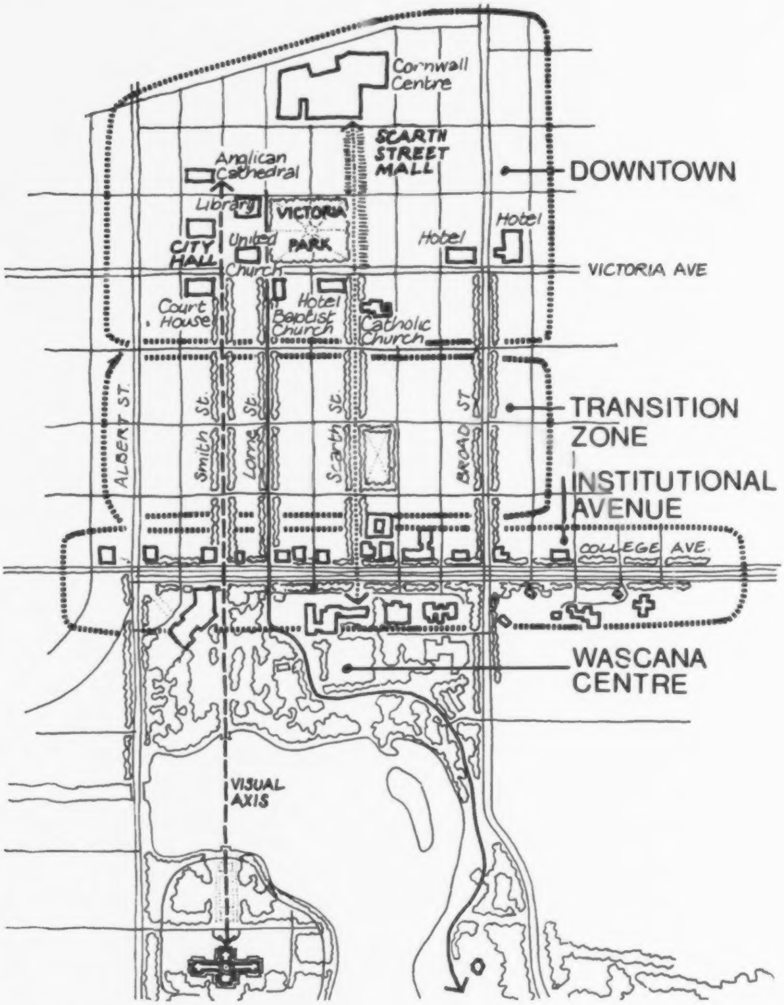
The visual axis of the Legislative Building along Smith Street to Victoria Avenue should be reinforced. Lorne Street and Wascana Drive should be axially aligned to form a continuation of the scenic drive into the downtown.

The present character of College Avenue as a grand avenue derives from the stately trees, generous lawns and well designed old buildings flanking the street. This dignified character can be further strengthened through active landscape maintenance and by requiring that new development respect the street's established scale and building pattern. This will be a particularly critical issue in regard to the redevelopment of the Qu'Appelle Diocese site, which should be done in a way which complements the Centre.

Due to its scale and width, College Avenue can, however, inhibit pedestrian movement between the Centre and the downtown. This can be alleviated through the design of intersections with particular attention to lighting, line-painting, pedestrian paving and signage.



124. Linkage Pattern: Wascana Centre to Downtown

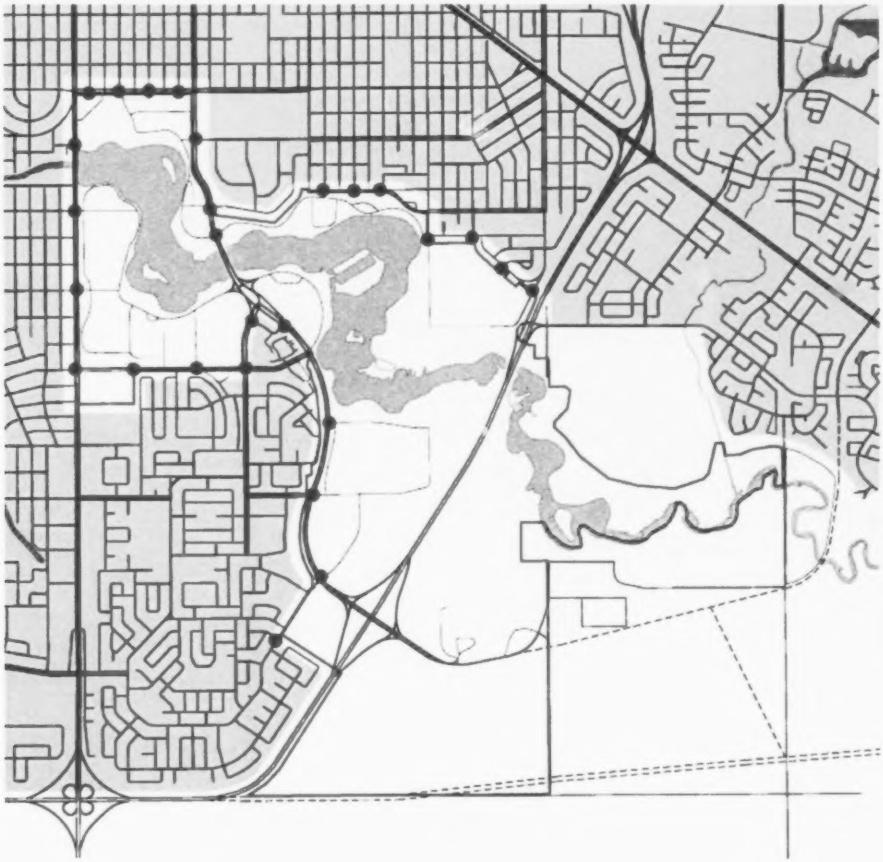


125. Downtown Connections

6.4 Connections to Residential Neighbourhoods

Major open space and street linkages that serve the city as a whole and the region should be supplemented by strong visual and physical connections between the Centre and adjacent neighbourhoods. These would provide access at the local level, encourage fuller utilization of the Centre's resources and meet the recreation needs of those living closest to it. Emphasis should be placed upon developing effective pedestrian and bicycle connections while discouraging vehicles in or through the Centre.

Boundary roadways should have clearly marked pedestrian crossings. Sidewalks and walkways leading into the Centre should be generous and well-lighted. New connections should be developed where adjacent communities are not currently well served.



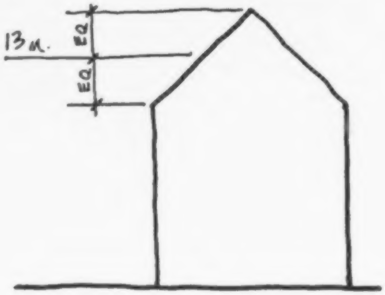
126. Neighbourhood Connections

6.5 Visibility of Surrounding Development

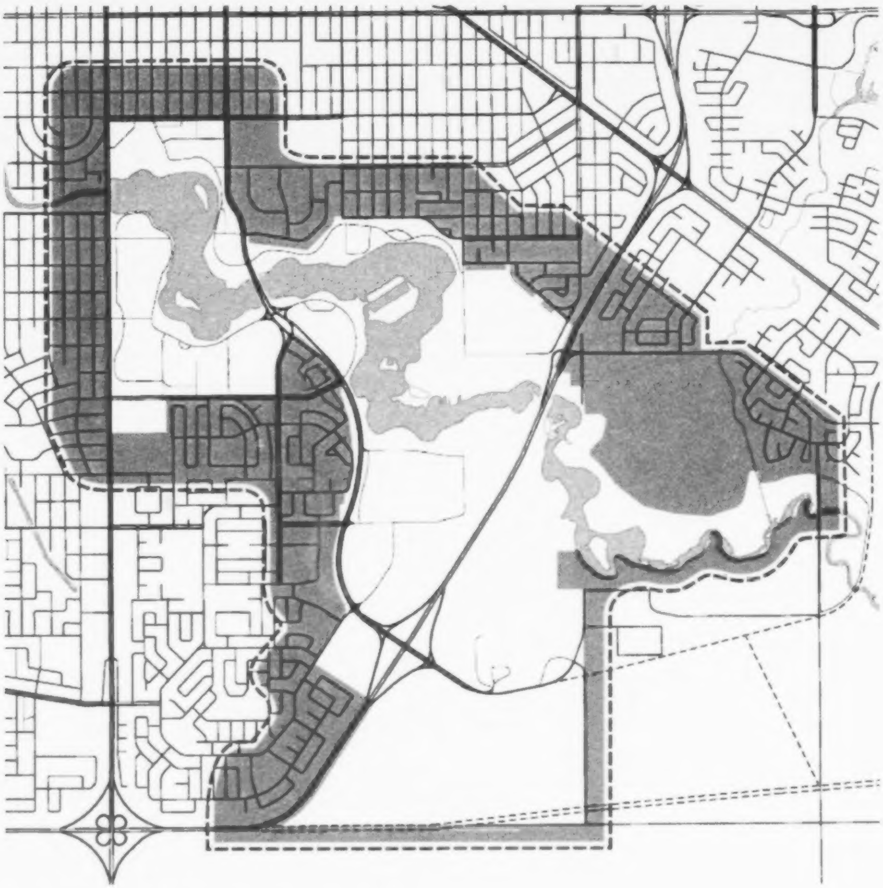
A valuable and much appreciated characteristic of Wascana Centre is its primarily natural character; a treasured contrast to the experience in the surrounding City. From most places within Wascana Centre, one's view is focussed on natural elements, and bounded by a skyline or horizon of trees. Because this is so rare in Regina, or indeed in most cities, this aspect of Wascana Centre should be jealously guarded.

In order to preserve this important feature, the heights of buildings near the edges of Wascana Centre should be limited. The accompanying diagram identifies those areas around Wascana Centre where views from within are critical and where, therefore, new buildings should be limited to 13 metres high, so that they will fit within the average height of the mature trees in the Centre (see also "Height Limits" in Section 4.17, page 86).

Some leeway could be given to buildings with pitched roofs, so that the halfway point of the pitch could reach 13 metres, if the ridge height is no greater than 15 metres.



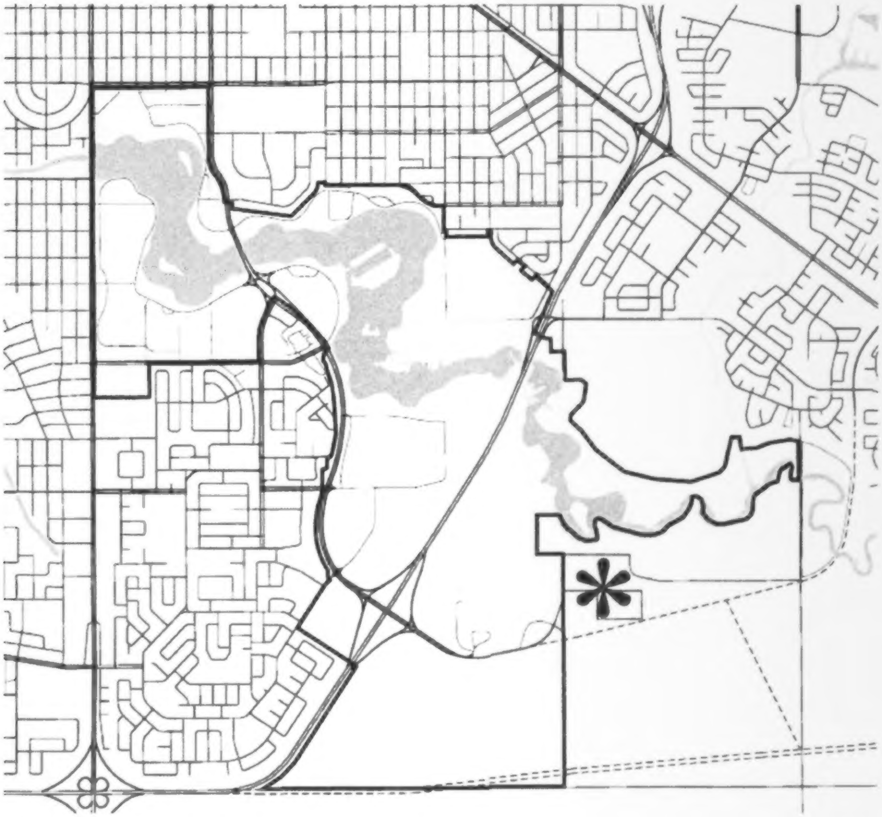
127. Measurement in case of Pitched Roofs



128. Area of Potential Height Restriction

6.6 Federal Experimental Farm

The closure of this facility leaves its future in question. It would make a good addition to the Centre. In line with the cultural and educational purposes of the Centre, it might combine the functions of a kind of museum of prairie agriculture with an important horticultural teaching resource, as well as being a welcome location for consolidating Wascana Centre's operational functions.

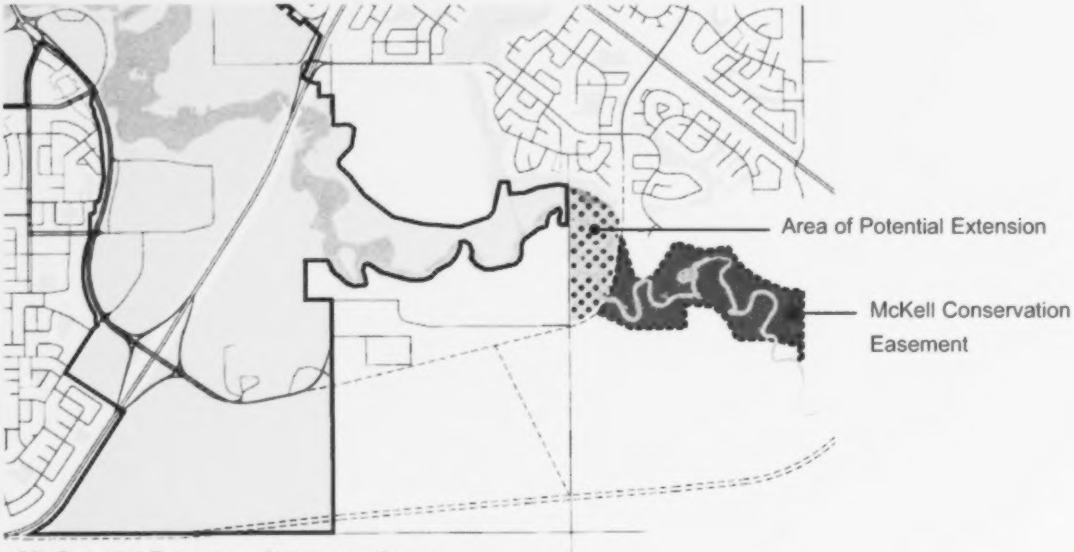


129. Federal Experimental Farm

6.7 Up-stream Conditions

Potential Extension

The McKell Conservation Easement lies east of the proposed Prince of Wales Drive extension. City-owned land within the floodplain lies between it and the Centre's east boundary. The City and Wascana Centre should discuss the merits of incorporating this land into the Centre to extend the reach of conservation area up-steam.



130. Potential Extension of Wascana Centre

Wascana Creek Reserve

The water quality of the lake, so crucial to the Centre, is to a large extent dependant on the upstream conditions of Wascana Creek, a small meandering stream with many tributaries and a large drainage basin.

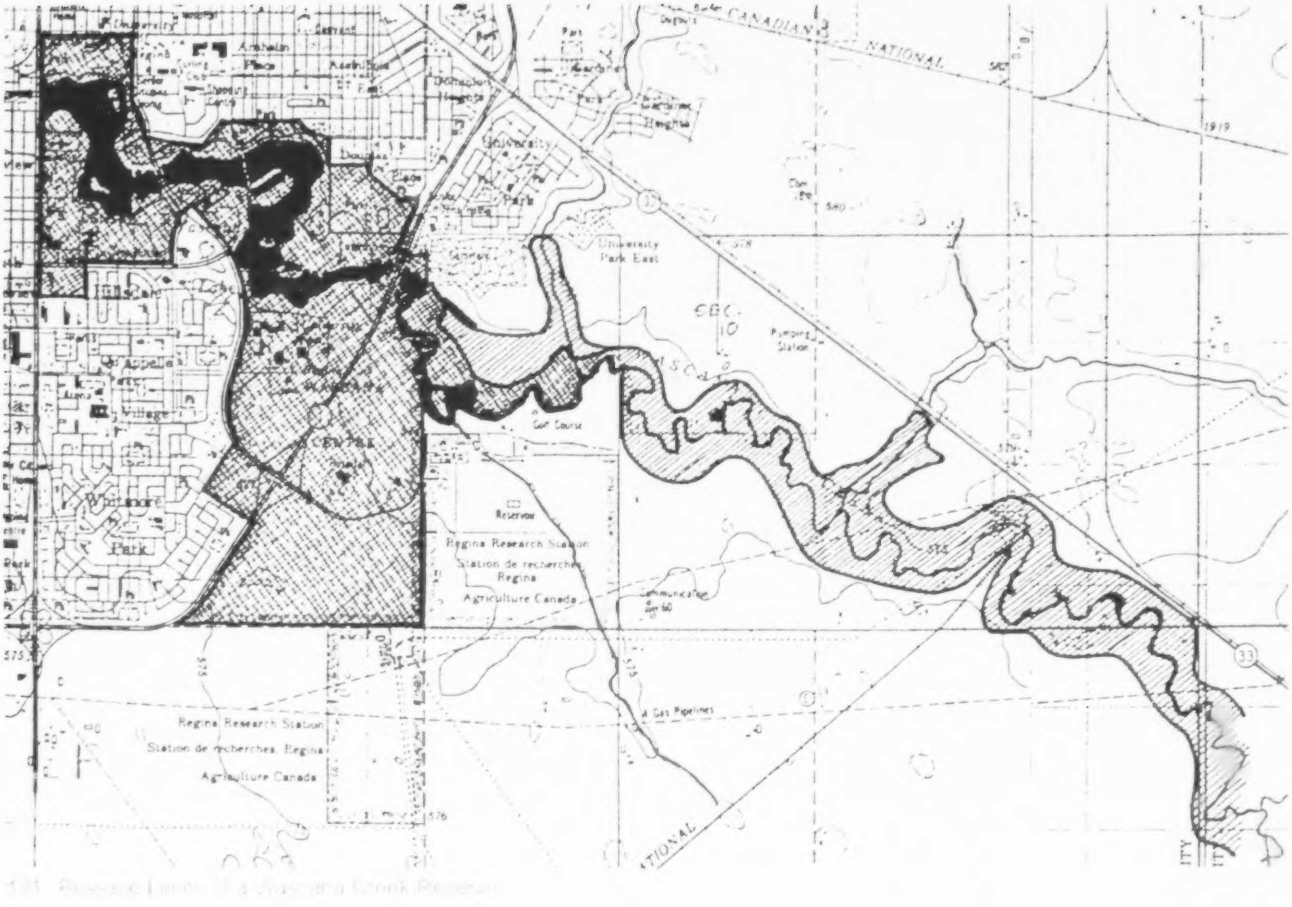
The Authority is concerned that future development take into adequate account the preservation of recreational and environmental resources adjacent to Wascana Creek. Effective development controls are required today so that adequate stream-related lands for recreational resources of all kinds are reserved to meet the needs of generations to come. The foresight which led to the establishment of Wascana Centre itself should now be brought to bear upon the upstream reaches of Wascana Creek.

Consideration should be given to establishing a Wascana Creek Reserve for wetland preservation and recreation. In order to clearly identify the limits to urban development, the Reserve would be instituted prior to the annexation of land by the City and its release for development. A number of different jurisdictions are involved.

The establishment of the reserve might best be accomplished through a joint conference to reach agreement on first principles. The plan below illustrates the possible areas involved.

Since pressure on stream-related lands is a product of urban development rather than of agricultural use, establishing the boundaries of a future reserve would not effect upon existing land uses. Current flood plain controls should be sufficient to protect the environment while it remains in agricultural use.

However, if the recommended approach is followed before land is annexed by the City of Regina, the extent of urban development would be determined and limited by the boundaries of the Wascana Creek Reserve. At the time of annexation, appropriate controls would be applied to the development of the reserve itself. These controls would not only govern the planning and design of the reserve, but also specify the techniques and responsibilities for ongoing maintenance and management.



4.81 Possible Limits of a Wascana Creek Reserve

The establishment of the reserve might best be accomplished through a joint conference to reach agreement on first principles. The plan below illustrates the possible areas involved.

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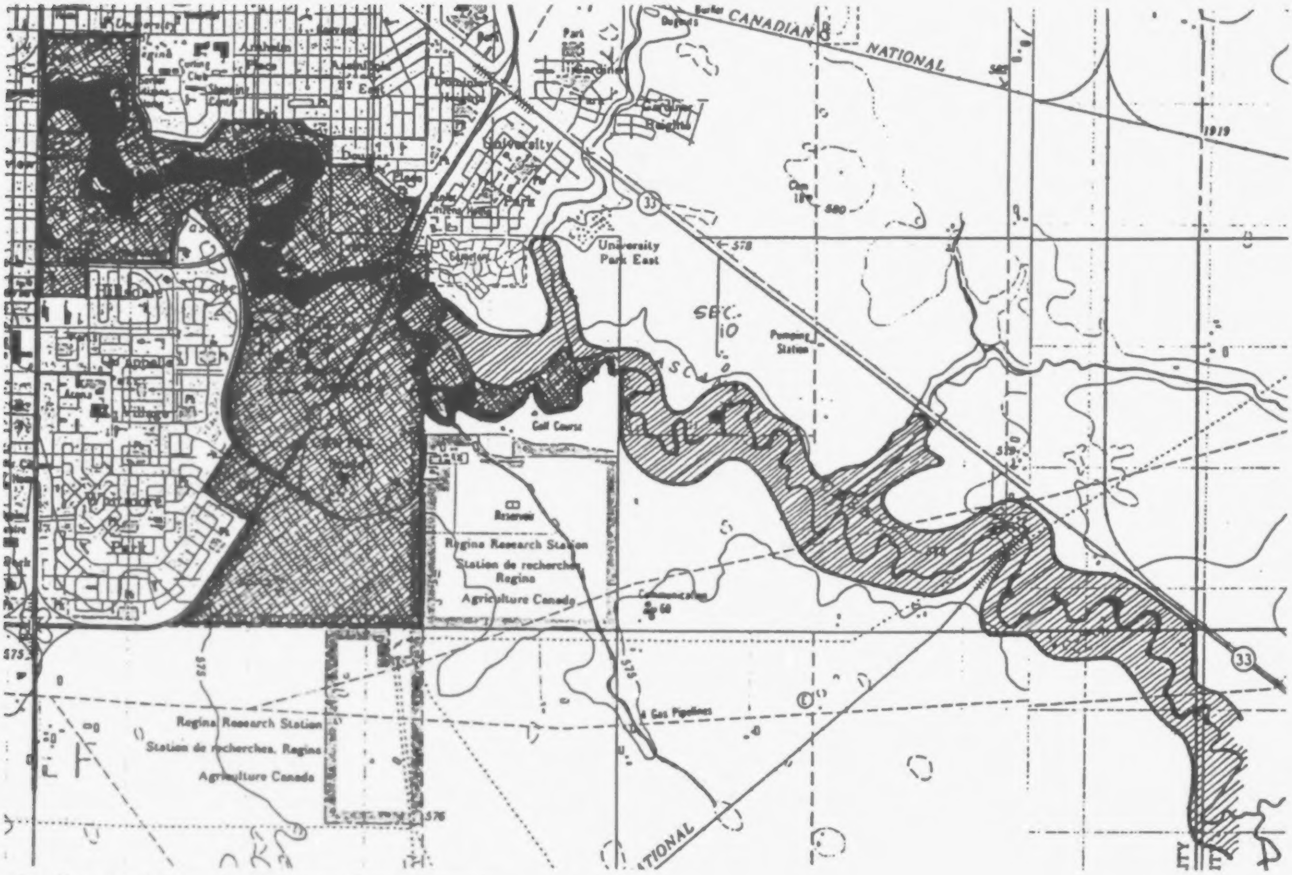

131. Possible Limits of a Wascana Creek Reserve

Section 7

Implementation

The Wascana Centre Plan is implemented primarily through the actions of the Province, City or University, as the individual partners of the Authority. The Authority itself also initiates projects, particularly landscape improvements. It can also act as a convenient vehicle for bringing together stakeholders on larger issues. This section contains a description of the review process, and a list of recommended initiatives to be undertaken or encouraged by the Authority.

7.1 Design Review of Proposed Improvements

Wascana Centre is both parkland and a set of linked development sites. It is governed by The Wascana Centre Authority whose express mandate is to develop both the landscapes and the buildings in it to the highest degree of quality possible. It seeks to do this in two ways: through the establishment of a master plan to which all development must conform, and through review of development by architectural, landscape, engineering and heritage advisors and design committees.

These committees have a regulatory role because they advise the Authority whether or not to approve a given design. An equally important role is to collaborate with the proponents and their designers in the development of projects which meet high architectural and engineering standards. For this latter reason, designs must be discussed at the early stages, when suggestions for improvement can be more readily incorporated. It works against the mandate of the Authority if proponents wait until there is little flexibility left in the design process.

Master Plan Amendments

The strength of the Master Plan lies in its ability to remain relevant over time by continual amendment within clear parameters. It is thus capable of evolution, of responding to conditions as they arise, and it is never outdated. Amendments can be Major or Standard. Major amendments are those which change the Plan sufficiently to warrant renewed public consultation. Standard amendments are those which can reasonably be judged to meet the basic intentions of the Plan.

Improvement Approvals by Board or Staff

A proposal, or development, whether of a landscape, architectural, signage, utility, or engineering nature is called an “improvement” by The Wascana Act, which requires that before any improvement can proceed, it must be approved by the Authority, after it has received recommendations from its advisors. The Act also permits the Authority's Board of Directors to delegate approval powers to its executive staff. Accordingly, proposed improvements are classified as either “Board-approved” or “Staff-approved”.

The judgement as to whether a proposed improvement requires Board or staff approval is made by staff in consultation with committee chairs or advisors, based on an assessment of the size of the proposed works, its visibility, whether it may appreciably affect the public interest, or make a material difference to the quality of the Wascana Centre environment. Most building and substantial landscape proposals will be taken to the Board for approval. Approvals or denials made by staff will in any event be reported to the Advisory Committees and Board of Directors.

Summary of Project Review Process

Significant improvements such as a building, major landscape or significant renovation must undergo review, discussion and approval or denial at the following stages:

- Statement of Intent and Project Timetable
- Preliminary/Concept Design
- Design Development
- Pre-construction (Tender Documents)

Smaller improvements, whether of an engineering, landscape or architectural nature, may collapse these stages into one application.

Proponent, Staff, Advisors, Committees and their Roles

Proponent

The role of the proponent is to initiate an improvement, assemble a professional team capable of designing it so that it enhances Wascana Centre, seek approval, and work collaboratively with the Authority's staff and advisors at timely intervals toward a satisfactory approval and implementation. Wascana Centre itself sometimes acts as a proponent, following the same review and approval procedures.

Wascana Authority Staff

The role of executive and/or professional design staff is to decide whether the project needs Board approval or not, explain the review and approval process with proponents, work with them to establish a review and discussion timetable, record and communicate the results of meetings, and provide comment on the functionality and quality of the proposed improvements.

Architect-Planner

The role of the Architect-Planner is to prepare the master plan for the Centre and to advise whether a proposal is consistent with it. Consistency with the plan is determined by whether a building or landscape element of the same general scale and location is contemplated in the current master plan, and whether the proposed use fits the purposes of the Centre as defined by the Act. If the proposal is not consistent, the Architect Planner advises the Authority whether the proposal would make a positive contribution to the Plan, and if so, whether a major or standard amendment would be required.

Landscape Advisor

The role of the Landscape Advisor is to review landscape proposals. The advice may come as part of the architectural design review.

Engineering Advisory Committee

The role of the Engineering Advisory Committee is to review and comment on the engineering aspects of all proposals where public safety is concerned. The Committee will check whether appropriate professional engineering expertise has been applied to the design of site and project servicing, and that the design is sensitive to operational and maintenance impacts, particularly where those for which WCA crews will be responsible. Where staff determines that a project does not appear to have broader landscape, architectural, or urban design implications, the Committee will review the proposals alone. In cases where engineering is integrated with a larger project, the review is generally undertaken together with the Architectural Advisory Committee. The Committee advises the proponent about both mandatory and non-mandatory modifications and advises the Authority as to whether proposals should be approved and/or whether modifications should be made.

Architectural Advisory Committee

The role of the Architectural Advisory Committee is to review architectural improvements in two ways: informally through dialogue with the project designers; and formally by recommending approval. The informal dialogue should occur early in the design process. It is intended as a collaborative effort to improve the quality of the project through outside design critiques. The Committee advises the proponent about what it considers mandatory requirements, and may also provide non-mandatory suggestions. It advises the Board as to whether proposals should be approved or not, and/or whether any modifications should be required.

Heritage Property Advisory Committee

The role of the Heritage Property Advisory Committee began with the identification of buildings and structures in the Centre which they perceived to have heritage value. In cases where it is proposed that any of these buildings be demolished or remodelled, the Committee advises the Authority on whether or not approval should be granted. The Committee is also mandated to advise the Authority or work with other committees or advisors on other heritage issues that may arise.

Statement of Intent and Project Timetable

When an improvement is contemplated, and before design starts, the proponent will discuss the idea of the project and its possible timing with Wascana Centre staff, so as to receive feedback about whether the project would be permitted, whether it might be deemed "major" or "standard", the kinds of contribution it can make to the Centre, and the sort of collaborative process aimed at developing a design which meets the standards of the Centre. The landowner on which the proposal is intended must endorse the proposal and agree to the resultant maintenance obligations.

At this time, the proponent submits a Statement of Intent describing, in general terms:

i) the type of facility proposed;

ii) the use to which it will be put;

iii) its location; and

iv) a target timetable for design and construction.

Wascana Centre staff flag whether the proposal is a master planning issue, and if so, it is reviewed by the Architect/Planner.

The timetable is set jointly by the proponent and staff, setting target dates for each stage of the review and approval process. Any revisions to the target dates made by the proponent are forwarded to Authority staff as they are made. The staff will audit the progress of the project by referring to the timetable, in order to flag conditions which could lead to the proponent's internal design decisions proceeding too far ahead of the review process. The time to review a project is before it has been solidified at each stage, so that the benefits of outside review can be incorporated as the design progresses.

The Authority will not give approval to the intent of the proposal before at least a preliminary timetable has been worked out between the proponent and the Authority staff.

Preliminary/Concept Design Stage

For major projects, the proponent and the design review committees will discuss the preliminary design approach for the project, either in a meeting or through comment on forwarded materials. In order to properly assess the quality and effect on Wascana Centre as a whole, the presented material should include:

i) a site plan showing its general context and locating it in the current master plan;

ii) photographs of the site and surroundings;

iii) architectural plans, sections and elevations;

iv) conceptual engineering systems;

v) conceptual landscape plan;

vi) perspective sketches and/or a study model or maquette, sufficient to understand the massing and form as well as relationship to the site and surroundings; and

vii) palette of proposed materials, colours and textures.

it is usually beneficial to show early sketches or working models as they are made, rather than waiting to assemble a full presentation package, which can be provided later. The committees are not necessarily looking for finished work at this stage. Preliminary design should come to the Committee long before the proponent hopes to set a "design freeze" to the project. The meeting should be considered a working session. While the committee's primary responsibility is to ensure quality of design through its approval advisory function, the desire of the Authority is also to provide an extra dimension to the owner and consultant design team by adding the contribution of the advisory architects, engineers and landscape architect.

Committee comment at this stage may include approvals or disapprovals, but more generally will simply consist of suggestions or concerns to be addressed for further design development.

Design Development Stage

Prior to finalizing the "design freeze" stage leading to construction drawings, the proponent and design committees consult a second time. Presentation materials include more advanced versions of the checklist above.

Committee comment at this time will include recommendations as to whether the Authority should approve the project in whole or part, or whether revisions should be made. The project's "design freeze" can only occur once this approval is obtained.

Pre-Construction Stage (Tender documents)

Prior to bid, pertinent construction documents (i.e. significant floor plans and elevations) are reviewed by the Authority staff and/or their advisors to determine that the project, as put out to tender, is in conformance with the design as approved.

Architectural Competitions

Architectural, public art, monument and/or landscape design competitions take a proposal to the schematic design stage. The winning proposal is selected by a jury composed of an owner's representative and the members of the Architectural Advisory Committee or by a panel of architects recommended by the committee. Once selected, the normal collaborative review and approval process continues through later phases.

Development Proposal Call Procedures

Developer proposal calls are not encouraged. If they are chosen as a method of project delivery, design guidelines, approved in advance by the Authority, will be a primary feature of the selection criteria for the winning proposal. Site planning, architectural and engineering quality standards must be resolved to the satisfaction of the Authority as a precondition to approval.

Project Delivery Through Project Management

The term "project management" usually refers to a process by which components of the building are designed and bid separately in sequence. The design process starts in the regular way, to an early "conceptual design freeze" for the overall building organization, followed by sequential design development and construction documentation of various components. The review process is therefore similar for the Statement of Intent, and Preliminary Design stages. The Design Development and Preconstruction stage requirements will then apply to each separate component. Presentation material for each component will include the overall conceptual design, and any changes to it, to act as a context for the review.

Once the first construction contract is let under Project Management, the momentum toward completion is so great that a rational review process is overwhelmed. It is therefore critical to allow sufficient time for the review process to operate effectively prior to letting any construction contract.

7.2 Wascana Centre Authority Initiatives

General Considerations.

Use of the Lake

- Restrict active recreational water use to the West Lake.
- Restrict the East Lake for wildlife and educational use with limited passive recreational use and canoeing on off-breeding seasons.
- Improve the land-based support facilities for lake use.
- Protect the flora and fauna within and surrounding the East Lake.

Scenic Drives

- Extend Wascana Drive to the base of Wascana Hill and terminate it at a landscaped turn-around.
- Realign the intersection of Wascana Drive at Park Street to discourage speeding and joyriding.

Trail System

- Reinforce and extend the continuity of the pedestrian trail system.
- Connect the trails north and south of the lake across the small island made for that purpose between Saskatchewan Science Centre and the waterfowl display ponds.
- Provide a lake-crossing boardwalk between the university and Douglas Park.
- Establish a bicycle route system from Pilot Butte Creek to the university and SIAST.
- Continue the development of interpretive features
- Construct a pedestrian bridge and seating across the lake on the west side of Broad Street.
- Construct an observation tower for observation of the migratory bird sanctuary.

Edge Conditions and Gateways

- Develop buffer edges where the Centre abuts private residential properties and back lanes.
- Establish a gateway with architectural and landscape treatment at a realigned Wascana Drive and College Avenue.
- Establish a gate marker at the entrance to Legislative Drive from Albert Street.

- Develop a gateway marker plan for remaining entrances to the Centre.

Universal Access

- Emphasise full accessibility in proposed projects.
- Conduct an accessibility audit on existing facilities.
- Retrofit priority access shortfalls as funds become available

Development Areas

Legislative Grounds

- Continue development of a park and mall between the Legislative Building and the Meadow.
- Develop a park and flower conservatory east of the Rehabilitation Centre.

South of 23rd Avenue

- Encourage utilization of the old SIAST lands in ways which are compatible with the purposes and character of Wascana Centre.

South of College Avenue

- Continue to establish an axial vista to the Legislative Building through selective removal and replanting.

Goose Hill Park/Family Parkland

- Establish a strong treed canopy transition to the park from adjacent residential streets.
- Establish a planted buffer adjacent to residential lots.
- Construct a waterfowl interpretation station and canoe launch dock.
- Develop a lakeside path from Broad Street to Douglas Park.

Douglas Park

- Terminate Wascana Drive at the north base of the hill.
- Develop an outdoor amphitheatre performance venue and stage/washroom/ storage complex on the east side of the hill.
- Construct a low profile viewing shelter on the top of the hill.

Beyond the Borders

- Initiate discussions aimed at incorporating the federal Experimental farm into the Centre.

7.3 Encouragement of Initiatives by Others

Development Areas

South of College Avenue

- Encourage utilization of the Qu'Appelle Diocese Lands in ways which are compatible with the purposes and character of Wascana Centre.

Wascana Headland

- Reinforce the marina, restaurant and boathouse with an arts and entertainment building projecting out over the water as well as lake user club facilities.

South of 23rd Avenue

- Encourage utilization of the lands south of 23rd Avenue in ways which are compatible with the purposes and character of Wascana Centre.

Urban and Rural Context

Visibility of Surrounding Development

- Encourage 13 metre height restrictions in surrounding areas to reduce the visual impact of high rise buildings from within Wascana Centre.

Connection to Downtown

- Encourage the development of College Avenue as a grand avenue with low-scaled buildings and regular boulevard tree planting on both sides.

- Encourage special landscape and urban design provisions for the north-south streets: Smith as an axis to the Legislative Building; Lorne as an entry to Wascana Park; Scarth as the continuation of the Scarth Street Mall; and Broad as a continuation of Wascana Parkway.

Experimental Farm

- Encourage the cultural and educational re-use of the Federal Experimental Farm site.

Upstream Conditions

- Initiate discussions (to include the Province, Rural Municipalities and the City) on the creation of a Wascana Creek Reserve to protect upstream areas.

- Initiate discussions to incorporate the City-owned land between Wascana Centre and the McKell Conservation Easement into the Centre.